



**Connells**

Deyncourt Road  
Wednesfield Wolverhampton



## Property Description

Connells Wolverhampton offers for sale this extended family sized three bedroom semi detached property in a sought after location.

Ground floor offers an entrance hallway, two lounges one of which is extended to rear, having patio doors leading to a good sized conservatory. A breakfast kitchen with dining area and door leading to passage way into garage & rear garden.

Upstairs offers two double bedrooms with fitted wardrobes & a single bedroom. Shower room & access to loft with pull down ladders for storage.

Externally is a generous driveway to front. The generous mature rear garden is enclosed and has a lawn, patio, borders and shrubs.

Viewings are highly advised to appreciate.

## Location And Aea

Situated on the ever popular Deyncourt Road which offers fantastic commuting access to the main Cannock Road, Prestwood Road West and links to New Cross hospital, M54 and M6 motorways. Popular schooling, shops, dentists, doctors and public houses are just a stone's throw away.

## Entrance Hall

Double glazed door and window to front, central heated radiator, laminate flooring, stairs to first floor landing, archway to lounge, doors to various rooms.

## Lounge

Double glazed bay window to front, central heated radiator, wooden bar.

## Through Lounge

Double glazed patio doors to rear leading to conservatory, archway, two central heated radiators, feature fireplace housing gas fire.

## Conservatory

Brick and UPVC construction, double glazed windows to side and rear, double glazed doors to garden, double glazed roof, fitted blinds, tiled flooring.

## Breakfast Kitchen

Fully fitted kitchen with a range of wall and bas units, work surfaces, sink drainer, integrated electric oven and gas hob, complimentary tiling, splash backs and tiled flooring, breakfast bar, double glazed window to rear, central heated radiator with single glazed door leading to the side passage.

## Side Passage

Access to rear garden and garage.

## First Floor Landing

Stairs to entrance hallway, double glazed window, loft access.

## Bedroom One

Double glazed bay window to front, central heated radiator, fitted wardrobes.

## Bedroom Two

Double glazed window to rear, fitted wardrobe, central heated radiator.

## Bedroom Three

Double glazed window to rear, central heated radiator.

## Shower Room

Double glazed window to rear, central heated radiator, tiled walls, wash hand basin, low flush wc, spotlights.

## Garage

Up and over doors, power and lighting, wall mounted boiler, storage cupboard.

## Outside Front

Driveway with ample off road parking.

## Outside Rear

Generous rear garden with lawned area, borders and shrubs, patio and outdoor tap.









Total floor area 125.9 m<sup>2</sup> (1,355 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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