



**Connells**

Beacon Road  
Willenhall



### Property Description

Connells Wolverhampton are delighted to bring to the market this deceptively large and spacious four bedroom extended semi-detached family property in a popular residential location. Benefiting from an abundance of internal space this property must be viewed in order to fully appreciate. Additionally there are owned solar panels with battery storage.

The property comprises of entrance hall, lounge, dining room, conservatory, kitchen, utility room and downstairs wc. On the first floor there are selection of four bedrooms and a large family shower room. Externally there is a large concrete print driveway, garage and highly maintained generous enclosed rear garden with feature composite decking area and garden room.

### The Location & Area

Situated in the area of New Invention within the town of Willenhall which offers fantastic commuting access to local shopping centres which includes Willenhall, Bloxwich and Wednesfield Bentley Bridge Retail Park. Local shopping can be found just a stone's throw away as well as schooling, popular eateries doctors, dentists and nurseries.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, doors to various room.

### Lounge

11' 1" x 15' 11" ( 3.38m x 4.85m )

Two double glazed windows to front with fitted shutters, open to dining room, door to entrance hall.

### Dining Room

9' 2" x 12' 1" ( 2.79m x 3.68m )

Double glazed french doors to conservatory, open to lounge.

### Kitchen

9' 2" x 17' 5" ( 2.79m x 5.31m )

A range of wall and base unit with a Range cooker, extractor fan, one and half stainless steel drainer sink, space for various appliances.

### Utility Room

6' 5" x 5' 1" ( 1.96m x 1.55m )

Double glazed door to side, door to downstairs wc, open to kitchen.

### Downstairs Wc

Low flush toilet, pedestal sink, heated towel rail, extractor fan.

## First Floor Landing

Doors to various room.

## Bedroom One

11' x 12' 5" ( 3.35m x 3.78m )

Double glazed window to front with fitted shutters, central heating radiator, door to first floor landing.

## Bedroom Two

9' 2" x 12' 2" ( 2.79m x 3.71m )

Double glazed window to rear with fitted shutters, central heating radiator, door to first floor landing.

## Bedroom Three

7' 4" x 9' 11" ( 2.24m x 3.02m )

Double glazed window to front with fitted shutters, central heating radiator, door to first floor landing.

## Bedroom Four Two Parts

### Bedroom Area

10' 11" x 6' 5" ( 3.33m x 1.96m )

Double glazed window to front with fitted shutters, central heating radiator, door to office area.

### Office Area

6' 4" x 6' 6" ( 1.93m x 1.98m )

Double glazed window to rear, sliding door to first floor landing.

## Shower Room

Double glazed widow to rear, vanity sink, low flush toilet, Mira waterfall with tiled seating area, door to first floor landing.

## Outside Front

Large concrete print driveway to front providing off road parking, electric car charging point.

## Garage

12' 8" x 6' 10" ( 3.86m x 2.08m )

Door to front, light point, door to kitchen, battery storage.

## Outside Rear

Good size enclosed garden with feature lawned area, paved patio area, a range of mature plants, trees and shrubs, large composite decking area.

## Garden Room

9' 3" x 17' 4" ( 2.82m x 5.28m )

Sliding door to garden, light, power.

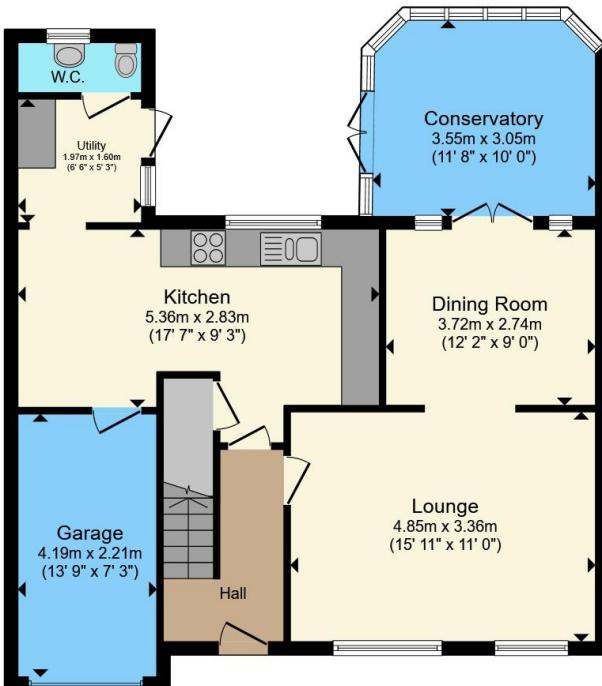
## Agents Note

Please note the solar panels are owned.

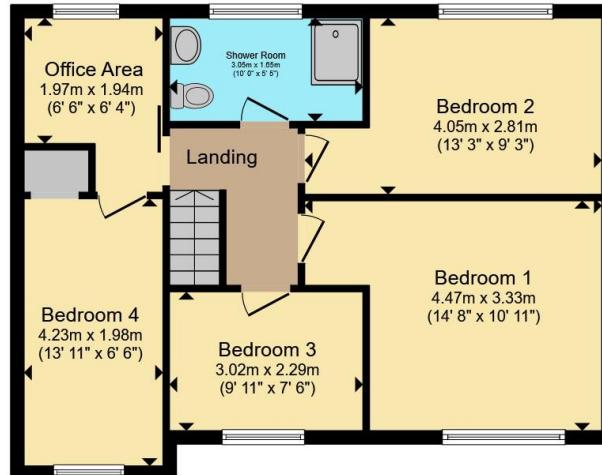








**Ground Floor**



**First Floor**

Total floor area 140.4 m<sup>2</sup> (1,511 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)

**Connells**

To view this property please contact Connells on

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333863](http://connells.co.uk/Property/WVH333863)**



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Property Ref: WVH333863 - 0002