



Connells

Southfield Road
Wednesfield Wolverhampton

Southfield Road Wednesfield Wolverhampton WV11 3LR

for sale offers in the region of
£310,000



Property Description

James Wenlock from the award winning Connells Wolverhampton is delighted to bring to the market this chain free deceptively large and spacious link detached bungalow in a popular residential location.

Internally the property comprises of an entrance hall, lounge, three bedrooms, bathroom, kitchen, utility, conservatory, garage. Externally there is a large driveway as well as front and rear gardens.

Viewing is highly recommended to appreciated to accommodation on offer.

Location And Area

Situated just off Broad Lane South offering fantastic commuting access to the ever popular Bentley Bridge retail park and Wednesfield shopping centres. There are a wonderful selection of local schools nearby.

Entrance Hall

Double glazed door to side, doors to various rooms.

Family Lounge

13' 7" x 17' max (4.14m x 5.18m max)
Sliding door to conservatory, radiator, door to entrance hall.

Kitchen

13' 4" x 9' 9" (4.06m x 2.97m)
Double glazed window to rear, double glazed door to rear, radiator, range of wall and base units with space for various appliances and door to entrance hall.

Conservatory

9' 10" x 16' 9" (3.00m x 5.11m)
Double glazed windows all around, double glazed french doors to rear garden, sliding door to lounge, door to utility.

Utility

7' 3" x 7' 5" (2.21m x 2.26m)
Door to conservatory, door to garage, space for tumble dryer, plumbing for washing machine.



Bedroom One

9' 11" x 10' 6" (3.02m x 3.20m)

Double glazed bow window to front, radiator, fitted wardrobe, door to entrance hall.

Bedroom Two

9' 11" x 11' 3" (3.02m x 3.43m)

Double glazed window to front, radiator, door to entrance hall.

Bedroom Three

6' 1" x 12' 2" (1.85m x 3.71m)

Double glazed window to side, radiator, door to entrance hall.

Family Bathroom

Panelled bath, electric shower, radiator, low flush toilet, door to entrance hall.

Garage

16' 10" x 8' 5" (5.13m x 2.57m)

Up and over door to front, light and power, door to utility.

Outside Front

Large block paved driveway with off road parking, lawned garden area to front, side gated access leading to a large enclosed rear garden.

Outside Rear

Mostly lawned, surrounded by a range of mature plants, trees and shrubs.

Agens Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks









Total floor area 90.5 m² (974 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

Connells

To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336458



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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