



Connells

Woden Avenue
Wednesfield Wolverhampton

Woden Avenue Wednesfield Wolverhampton WV11 1PL

for sale offers over
£220,000



Property Description

Connells Wolverhampton are pleased to present to market this attractive three bedroom semi detached home being sold with NO UPWARD CHAIN. Conveniently located to New Cross hospital and Bentley Bridge retail park as well as local amenities and transport links alike, this home promises to be the ideal choice for families. Viewing is highly recommended to appreciate this fantastic family home, please call Connells today to book a viewing.

Internally the property comprises of an entrance hall leading to a spacious lounge, fitted kitchen, downstairs shower room and conservatory. Upstairs there are three bedrooms and stylish family bathroom. Externally the property continues to impress with a current block paved driveway to front offering potential to extend the parking capabilities. To the rear is a generous size garden providing excellent potential to create your dream outdoor space.

The Location & Area

Situated on the popular Woden Avenue which is just a stones throw away from shopping within the areas of Wednesfield and Bentley Bridge Retail Park and New Cross Hospital. Popular schooling to include high school, college and university. There is also a Police station close by.

Entrance Porch

Double glazed patio doors to front with matching side panels, door to lounge.

Lounge

16' 2" into stairwell x 15' 4" into bay (4.93m into stairwell x 4.67m into bay)

Double glazed door to front, double glazed bay window to front, double glazed window to side, central heating radiator, open fireplace, stairs to first floor landing.

Kitchen

14' 7" plus recess x 8' 9" (4.45m plus recess x 2.67m)

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, gas oven, gas hob, central heating radiator, door to rear porch.

Rear Porch

Access to conservatory and downstairs shower room.

Conservatory

12' 3" x 9' 3" (3.73m x 2.82m)

UPVC double glazed, central heating radiator, double glazed patio doors to rear leading to the garden.

Ground Floor Shower Room

Double glazed window to side, wc, wash hand basin, shower cubicle, extractor fan, heated towel rail, tiled walls, tiled flooring.

First Floor Landing

Double glazed window to side, loft access, central heating radiator, airing cupboard, doors to various rooms.

Bedroom One

10' 8" x 9' 9" into recess (3.25m x 2.97m into recess)

Double glazed window to front, central heating radiator.

Bedroom Two

11' 7" x 7' 10" into recess (3.53m x 2.39m into recess)

Double glazed window to rear, central heating radiator.

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)

Double glazed window to rear, central heating radiator.

Family Bathroom

Double glazed window to front, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, heated towel rail, tiled walls, tiled floor.

Outside Front

Block paved driveway.

Outside Rear

Patio area, raised potential lawned area, gated side access.

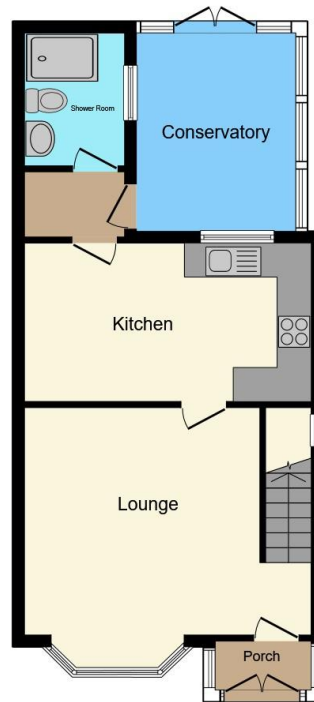
Agents Note

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









Ground Floor



First Floor

Total floor area 89.7 m² (965 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335606



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.

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Property Ref: WVH335606 - 0004