



**Connells**

New Road  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this extended bay fronted semi-detached family home. Located in a cul-de-sac location making this the ideal choice for families, the property is also well located to nearby amenities, schooling and transport links including the A460 Cannock Road.

Offering a spacious and well presented living accommodation throughout the ground floor comprises of an internal porch leading to a inner entrance hall, large through lounge diner, separate dining room is located adjacent to the modern fitted kitchen with a variety of integrated appliances, meanwhile a potential fourth bedroom or study space with attached shower room completes the ground floor accommodation. On the first floor there are three well proportioned bedrooms, the master of which boasts fitted wardrobes. Meanwhile a stylish family bathroom and separate wc complete the internal accommodation.

Externally the property continues to impress with off road parking to front, enclosed rear garden with brick built storage dwelling measuring 21ft and providing the ideal space for storage or conversion to a home office, gym or entertainment space.

Viewing is highly recommended to appreciate this fantastic family home located in a popular area.

### Location And Area

Situated on the ever popular Blackhalve Lane which offers fantastic commuting access to local schools within Essington and Wednesfield areas. The M54 and M6 motorways are also relatively close by as is the i54 commercial development and New Cross Hospital. Popular shopping can be found nearby within the areas of Wednesfield and the ever popular Bentley Bridge Retail Park. Doctors, dentists and public houses are also within close proximity.

### Entrance Porch

Double glazed door to front with matching side panels leading to entrance hall.

### Entrance Hall

Double glazed door to entrance porch, matching double glazed side panels, stairs to first floor landing, radiator, understairs storage cupboard, access to guest wc.

### Guest Wc

Double glazed window to side, wc, wash hand basin.

### Through Lounge Diner

Double glazed bay window to front, radiators, electric fire place, internal patio style doors leading to the dining room.



## Dining Room

Double glazed skylight, radiator, internal patio style doors leading to the fourth bedroom and kitchen area.

## Dining Kitchen

Double glazed window to rear, two double glazed windows to side, double glazed skylight, range of wall and base units with worksurfaces above, double integrated electric oven, electric hob, sink drainer, double glazed door to rear giving access to the garden.

## Study/ Bedroom Four

Double glazed window to side, radiator, double glazed patio doors to side with access to garden, internal access to downstairs shower room.

## Downstairs Shower Room

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

## First Floor Landing

Double glazed window to side, access to various rooms.

## Bedroom One

Double glazed window to front, radiator, fitted wardrobe.

## Bedroom Two

Double glazed window to rear, radiator.

## Bedroom Three

Double glazed window to front, radiator.

## Bathroom

Double glazed window to rear, wash hand basin, bath with mixer taps and shower head above, extractor fan, heated towel rail, tiled walls and floor.

## Wc

Double glazed window to side, wc, tiled walls and flooring.

## Outside Front

Tarmac driveway.

## Outside Rear

Patio courtyard, artificial lawn, lawned area, borders and shrubs, storage shed, outdoor light, outdoor tap, brick built storage.

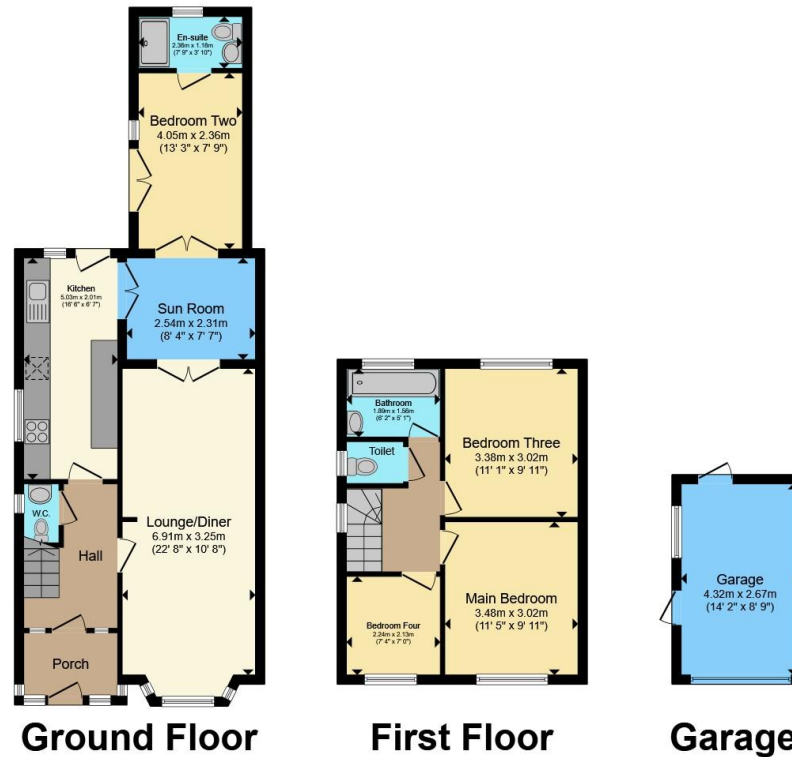
## Brick Built Storage

Double glazed door to front, double glazed door to side, double glazed window to side, internal power and lighting.









Total floor area 112.6 m<sup>2</sup> (1,212 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)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334863](http://connells.co.uk/Property/WVH334863)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334863 - 0002