



Connells

Sundour Crescent
Wednesfield Wolverhampton

Sundour Crescent Wednesfield Wolverhampton WV11 1AP

for sale offers over
£450,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this generous corner plot three/four bedroom detached bungalow situated in a cul-de-sac location with potential building plot to the rear, subject to the relevant permissions and boast NO ONWARD CHAIN. Viewings are highly recommended, call Connells today to book a viewing.

Internally the property comprises of an inviting entrance hallway leading to the lounge, sitting room, kitchen, three bedrooms and modern wet room. The ground floor also benefits from having a spacious utility room and a versatile room to the rear which currently used as Bedroom Three. Outside to the front is ample off road parking with access to a double garage for additional parking or storage and a generous size rear garden with plenty of potential.

The Location & Area

Situated just off the main Cannock Road linking to Belton Avenue, which has further links into Sundour Crescent. A popular cul-de-sac location which has fantastic access to the M54 and M6 motorways. There is a fantastic selection of local shopping and schools nearby.

Approach

Set back from the roadside on a large corner plot with front garden, hedging to front and ample off road parking with access to a double garage and main accommodation.

Entrance Hall

Door to front, central heating radiator, ceiling light point, loft access, doors to lounge, dining room, wet room, kitchen and bedrooms.

Lounge

14' 9" max x 12' 9" max (4.50m max x 3.89m max)

Double glazed window to front, central heating radiator, gas fireplace, ceiling light point.

Sitting Room/ Bedroom Four

11' 5" max x 13' 5" (3.48m max x 4.09m)

Double glazed window to front, electric fireplace, central heating radiator, ceiling light point.

Wet Room

Shower, wall mounted wash hand basin, low flush wc, central heating radiator, ceiling light point, tiled walls, extractor fan, double glazed window to rear.

Kitchen

12' 4" x 11' 5" (3.76m x 3.48m)

Matching wall and base units, integrated oven, stainless steel sink and drainer with mixer tap, part tiled walls, central heating radiator, ceiling light point with fan, door to entrance hall and utility, double glazed window to side.

Utility

12' 9" x 12' 3" (3.89m x 3.73m)

Double glazed window, stainless steel sink and drainer, plumbing for washing machine, doors to kitchen, rear garden and versatile room to the rear (potential Bedroom Three).

Bedroom One

12' 9" max x 9' 8" to wardrobe (3.89m max x 2.95m to wardrobe)

Double glazed window to side, central heating radiator, fitted wardrobe, ceiling light point.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to side, central heating radiator, ceiling light point, wall lights, cupboard housing wall mounted boiler.

Bedroom Three

18' 2" x 8' 6" (5.54m x 2.59m)

Two double glazed windows to side, two central heating radiators.

Outside Rear

Courtyard paved area, gate to L shaped lawn, timber sheds, further gates leading to a potential built plot accessed via a shared side access, subject to relevant permissions.

Garage

19' 9" x 15' 2" (6.02m x 4.62m)

Workshop, up and over door, lighting.

Agent 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









Total floor area 142.6 m² (1,534 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335391



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