



Connells

Bewley Road
Willenhall



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented and attractive three bedroom, semi-detached family property in a popular cul-de-sac location. Benefiting from an abundance of internal space this property should be viewed to fully appreciate.

The property comprises of an entrance hall, lounge, dinning room, kitchen, conservatory, downstairs shower room, garage. On the first floor there are three bedrooms and a family bathroom. Externally there is a generous driveway to front, good sized enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on Stroud Avenue with fantastic links to the M6 & M54 motorways. There are a wonderful selection of local schools nearby along with bus routes to Walsall and Wolverhampton. Willenhall and Wednesfield shopping centres are relatively close along with fantastic shopping at the ever popular Bentley Bridge retail park.

Entrance Hall

Double glazed door to front, door to entrance hall, stairs access.

Lounge

15' 1" x 12' (4.60m x 3.66m)

Double glazed bay window to front, radiator, door to dining room, door to entrance hall.

Dining Room

10' 6" x 15' 1" (3.20m x 4.60m)

Double glazed window to rear, sliding door to conservatory, door to lounge, door to kitchen.

Kitchen

13' x 8' (3.96m x 2.44m)

Range of wall and base units with inset oven, hob and extractor, inset sink, double glazed door to side, door to rear garden, space for various appliances, door to downstairs shower room.

Shower Room

Walk in shower, low flush toilet (currently not operational), door to kitchen.

Conservatory

8' 1" x 7' 8" (2.46m x 2.34m)

Double glazed windows, sliding door to dining room.

First Floor Landing

Double glazed window to side, doors to various rooms.

Bedroom One

13' 3" x 8' 6" (4.04m x 2.59m)

Double glazed window to front, storage cupboard, radiator, door to landing.

Bedroom Two

12' 9" max x 8' 6" (3.89m max x 2.59m)

Double glazed window to rear, door to landing.

Bedroom Three

10' 1" x 6' 9" (3.07m x 2.06m)

Double glazed window to front, fitted wardrobe, radiator, door to landing.

Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, door to landing.

Garage

9' 10" x 8' 3" (3.00m x 2.51m)

Door to front, door to side.

Outside Front

Large concrete print driveway with off road parking.

Outside Rear

Good sized enclosed rear garden with paved patio area and panelled fencing.

Agents 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 103.2 m² (1,111 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336369



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH336369 - 0002