



Connells

Park Lane
Fallings Park Wolverhampton

Park Lane Fallings Park Wolverhampton WV10 9QE

for sale offers in the region of
£270,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton Branch is delighted to bring to the market this traditional extended three bedroom detached family home situated on a popular residential road in Fallings Park near to New Cross Hospital, popular schools, shops and amenities.

This property also has the added benefit of having no onward chain and comprises of an entrance hall with access to a ground floor wc, two spacious reception rooms both used as a lounge and dining room, well appointed kitchen with integrated appliances. The property has been extended to the rear to have a versatile room. On the first floor landing you will find three generously sized double bedrooms and a family bathroom.

Externally to the front is an opportunity for off road parking whilst the rear benefits from a well presented rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated close to the main Cannock Road linking to New Cross Hospital, M6 and M54 motorways, Bentley Bridge Retail Park and Wednesfield shopping centre is also nearby.

Approach

Set back from the road side behind off road parking and picket fencing with gate, access to the main accommodation.

Hallway

Storage cupboard, radiator, stairs rising to the first floor, doors to lounge, dining room, kitchen and ground floor wick.

Ground Floor Wc

low flush wc, wash hand basin, ceiling light point, extractor fan, double glazed window to side.

Lounge

Double glazed window to front, radiator, ceiling light point, log burner.

Dining Room

Composite door to side, double glazed windows, radiator, ceiling light point, log burner.

Kitchen

Matching wall and base units with solid ok worktops, ceramic double Belfast sink with mixer tap, breakfast bar, quarry tiled floors, integrated appliances such as fridge, freezer, dishwasher, washing machine, electric oven, four ring induction hob, four ceiling light points, ceiling spotlights, wall mounted boiler, double glazed window to rear, french doors to versatile room/ sun lounge.

Versatile Room/ Sun Lounge

Two sets of bifold doors, three ceiling light points, double glazed windows.



First Floor Landing

Ceiling light point, double glazed window to side, doors to all bedrooms and bathroom.

Bedroom One

Double glazed window to rear, ceiling light point, radiator.

Bedroom Two

Double glazed window to rear and side, ceiling light point, radiator.

Bedroom Three

Double glazed window to rear, ceiling light point, radiator.

Bathroom

Double glazed window to front, panelled bath with shower over, low flush wc, wash hand basin, heated towel rail, ceiling light point, tiled walls, loft access.

Outside Rear

Lawn with walling, timber fencing, timber shed, two side gates, outside tap point.









Total floor area 128.3 m² (1,381 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

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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