



**Connells**

Lichfield Road  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well laid out and traditional three bedroom semi-detached property in the Wednesfield area. Having previously been extended this property has a spacious lay out and should be viewed in order to fully appreciate.

The property comprises of an entrance hall, lounge, modern fitted kitchen diner, downstairs wet room. On the first floor there are three bedrooms and a separate family bathroom. Externally there is a large rear garden ideal for those with families and to the front there is a generous driveway and garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated in the popular area of Wednesfield the property is local to Coppice Performing Arts school and further local schools within the area. There is a selection of local shops and bus routes linking to Wednesfield where there is further shopping at the popular Bentley Bridge retail park.

### Entrance Hall

Door to front, doors to various rooms.

### Lounge

11' 3" max x 10' 10" max ( 3.43m max x 3.30m max )

Double glazed window to front, cupboard, radiator, door to entrance hall, open to kitchen diner.

### Kitchen Diner

17' 8" max x 11' 5" max ( 5.38m max x 3.48m max )

French doors to garden, range of wall and base units with integrated extractor hood, space for a fridge freezer, space for a cooker, door to downstairs wet room as well as feature tiled floor, space for dining table.

### Wet Room

Low flush toilet, wash hand basin, double glazed window to side, radiator, electric shower.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 5" x 10' 11" ( 3.48m x 3.33m )

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

## Bedroom Two

11' 5" max x 10' 11" max ( 3.48m max x 3.33m max )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

9' 9" x 6' ( 2.97m x 1.83m )

Double glazed window to front, door to landing.

## Family Bathroom

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

## Outside Front

Large concrete print driveway with lawned area to side, hedging, side gated access leading to the rear garden.

## Outside Rear

Large lawned area, surrounded by hedge rows and mature trees.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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