



**Connells**  
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**FOR SALE**

**Connells**

Old Fallings Crescent  
Fallings Park Wolverhampton

# Old Fallings Crescent Fallings Park Wolverhampton WV10 9PT

for sale offers in the region of  
**£200,000**



## Property Description

Connells Wolverhampton offer for sale this three bedroom home occupying a generous corner plot in Fallings Park, Wolverhampton. The current seller had planning permission for a single storey extension in 2019 which has now lapsed.

Ground floor has an entrance porch, hallway, lounge, dining room & fully fitted kitchen with patio doors leading to garden.

First floor offers landing, loft access, bathroom & three bedrooms.

Outside offers to the front and lawn area, pathway, gated access to side garden and driveway for off road parking. Rear garden is enclosed and has a small side garden.

## The Location & Area

Conveniently located for Wednesfield and Wolverhampton shopping centres and M6 and M54 motorways. Old Fallings Links to the main Cannock Road and is just a stone's throw away from the St Chads Senior School. There are also further popular schools nearby which include Deyncourt Primary school as well as bus routes to Wolverhampton City centre.

## Entrance Porch

Double glazed door to front, window to front, door to entrance hall.

## Entrance Hall

Door to porch, stairs to first floor landing, storage cupboard, central heating radiator, door to lounge.

## Lounge

11' 7" x 10' 2" ( 3.53m x 3.10m )

Double glazed window to front, central heating radiator, laminate floor.

## Dining Room

14' x 12' 4" ( 4.27m x 3.76m )

Double glazed patio doors to rear garden, central heating radiator, feature fireplace with gas fire, archway to kitchen.

## Kitchen

6' 8" x 9' 11" ( 2.03m x 3.02m )

Fitted kitchen with wall and base units, work surfaces, complementary tiling, sink and drainer, integrated gas hob and electric oven, integrated appliances, plumbing for washing machine, spotlights,



## First Floor Landing

Double glazed window to side, loft access stairs from entrance hall, airing cupboard housing wall mounted boiler, doors to various rooms.

## Bedroom One

13' 1" x 9' 8" ( 3.99m x 2.95m )

Double glazed window to front, central heating radiator.

## Bedroom Two

11' 9" x 12' 3" ( 3.58m x 3.73m )

Double glazed window to rear, central heating radiator.

## Bedroom Three

9' 4" x 8' 4" ( 2.84m x 2.54m )

Double glazed window to side, central heating radiator.

## Bathroom

Double glazed window to rear, bath with shower over, complementary tiling, wash hand basin, low level wc, central heating radiator.

## Outside Front

Driveway, generous lawned area, slabbed pathway.

## Outside Rear

Concrete print driveway, passageway to side concrete print area, gated side access

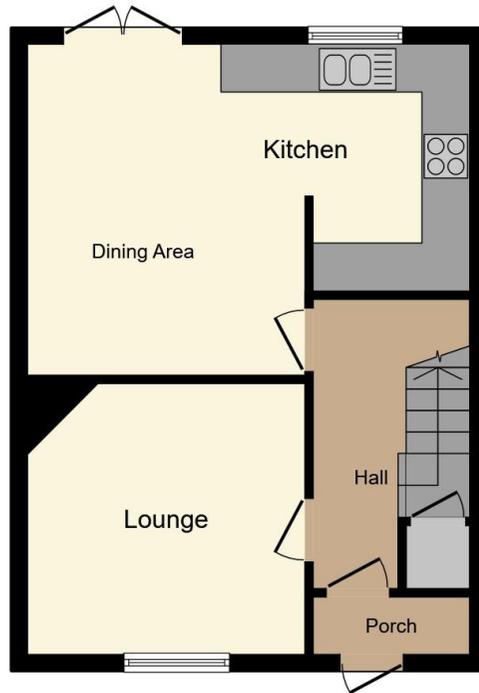
## Agents Note

The Vendor advises had planning permission in 2019 for a single storey flat roof side extension which has now lapsed.









**Ground Floor**



**First Floor**

Total floor area 84.8 m<sup>2</sup> (913 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)



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EPC Rating: C Council Tax Band: A

Tenure: Freehold

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