



**Connells**

Thrupton Avenue  
Fordhouses Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to market this well presented and attractive four bedroom detached family property in a popular residential location. Benefiting from an abundance of internal space, this property should be viewed in order to fully appreciate, contact Connells today to book a viewing.

The property comprises of entrance hall, large family lounge, modern fitted entertainment style kitchen diner with adjoining utility room and downstairs wc. On the first floor there are a selection of four well presented bedroom, master en-suite shower room and family bathroom. Externally there is a driveway, garage and a good size enclosed rear garden ideal for those with family bathroom.

### The Location & Area

Situated in a prime location this property offers convenient access to numerous amenities including shops, pubs, medical facilities and is within close proximity to Wolverhampton City Centre, the M54 and i54 Business Park.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

### Lounge

15' 3" x 11' 9" ( 4.65m x 3.58m )

Double glazed window to front, central heating radiator, door to entrance hall.

### Entertainment Kitchen Diner

9' 7" x 19' 2" max ( 2.92m x 5.84m max )

Double glazed window to rear, a range of stylish wall and base units, integrated oven, hob and extractor, cupboard housing Ideal boiler, space for fridge freezer, plumbing for washing machine and dishwasher, space for dining table and chairs, central heating radiator, door to utility, french doors to rear.

### Utility

4' 7" x 6' ( 1.40m x 1.83m )

Plumbing for washing machine, space for a tumble dryer, door to entrance hall.

### Ground Floor Wc

Double glazed window to front, low flush wc, pedestal sink, extractor, door to entrance hall.



## First Floor Landing

Doors to various rooms.

## Bedroom One

8' 9" x 8' 9" ( 2.67m x 2.67m )

Double glazed window to front, central heating radiator, fitted storage cupboard, door to en-suite shower room, door to first floor landing.

## En-Suite Shower Room

Shower cubicle with mixer shower, low flush toilet, pedestal sink, door to Bedroom One.

## Bedroom Two

10' 2" x 10' ( 3.10m x 3.05m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Three

8' 5" x 9' ( 2.57m x 2.74m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Bedroom Four

6' 8" x 7' 3" ( 2.03m x 2.21m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Family Bathroom

Panelled bath, vanity sink, low flush toilet, extractor, door to first floor landing.

## Garage

Up and over door to front.

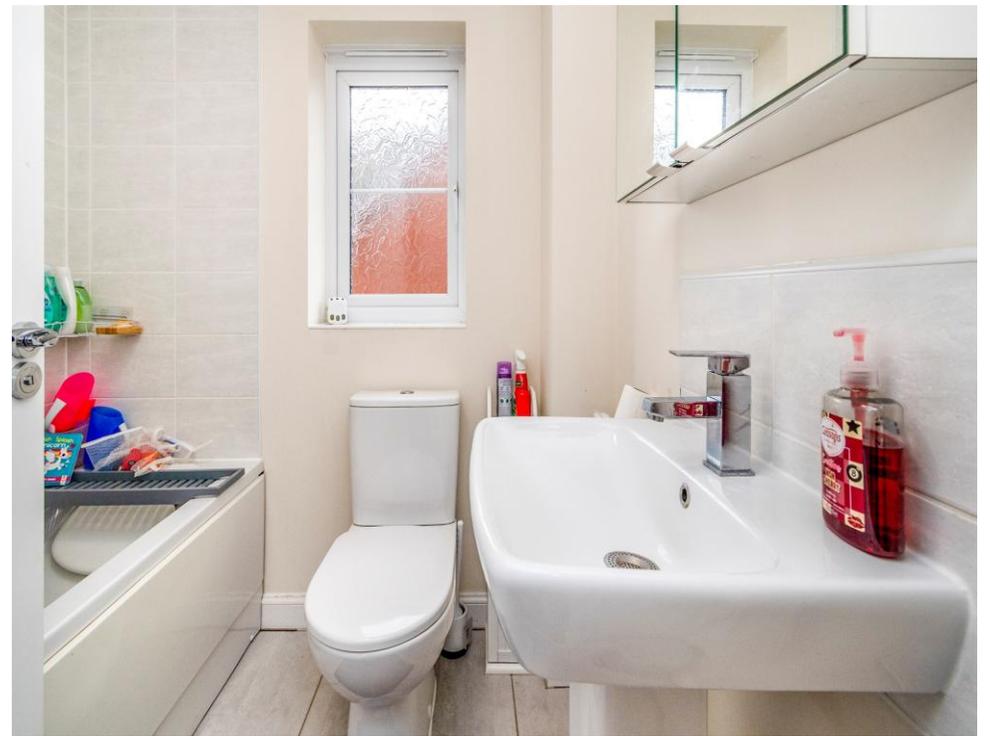
## Outside Front

Large driveway providing off road parking, electric car charging point, courtyard style garden to front.

## Outside Rear

Good size enclosed rear garden which is mostly lawned, paved patio area.





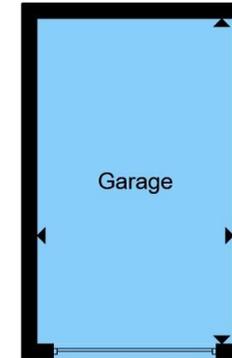




**Ground Floor**



**First Floor**



**Garage**

Total floor area 110.6 m<sup>2</sup> (1,191 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)



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: B    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334920](http://connells.co.uk/Property/WVH334920)**



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