



Connells

Fuchsia Drive
Pendeford Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and attractive two bedroom semi-detached family property in a popular cul-de-sac location. Benefiting from no onward charge this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, lounge, stylish family kitchen with adjoining conservatory. On the first floor there are two bedrooms and a stylish bathroom.

Externally there is a covered lean to, off road parking to side, lawned front garden and enclosed rear garden ideal for those with families.

Location And Area

Double glazed composite door to front access, archway leading to kitchen, door leading to lounge, central heating radiator.

Entrance Hall

Double glazed door to front, stairs access, door to lounge.

Lounge

13' 8" x 10' 4" (4.17m x 3.15m)

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

Kitchen

8' x 13' 1" (2.44m x 3.99m)

Double glazed window to rear, double glazed door to conservatory, range of wall and base units with a breakfast bar area, integrated various appliances, inset sink, door to lounge.

Conservatory/ Dining Room

9' 6" x 11' 9" (2.90m x 3.58m)

Double glazing, door to kitchen.

First Floor Landing

Doors to various rooms, airing cupboard housing Worcester Green Star Boiler.

Bedroom One

9' 8" x 10' 1" (2.95m x 3.07m)

Two double glazed windows to front, radiator, door to landing.

Bedroom Two

9' 1" x 6' 5" (2.77m x 1.96m)

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

Bathroom

Double glazed window to rear, panelled bath, electric shower, vanity sink, low flush toilet, fitted cupboards, double glazed window to rear, door to landing.

Outside Front

Driveway to front and side, lawned garden area.

Outside Rear

Enclosed garden with range of plants. trees and shrubs.









Total floor area 67.9 m² (731 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



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: C Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334854



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: WVH334854 - 0003