



**Connells**

New Road  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this traditional extended semi-detached home located in a cul-de-sac location. Well presented throughout and offering a spacious living accommodation this home promises to be the perfect choice for families. Well situated in a the popular area of Wednesfield near to local amenities, New Cross Hospital and Bentley Bridge Retail Park.

Internally comprises of an entrance porch, entrance hall, downstairs wc, comfortable lounge with feature bay window providing the perfect space to relax, the entertainment style kitchen diner is the true heart of the home and is perfect for keen chefs amongst us. A useful utility room, pantry and large conservatory complete the ground floor accommodation. On the first floor there are three bedrooms plus a loft room and a family bathroom.

Externally the property continues to impress with off road parking to front and a generously sized rear garden with outhouse.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated on the ever popular Blackhalve Lane which offers fantastic commuting access to local schools within Essington and Wednesfield areas. The M54 and M6 motorways are also relatively close by as is the i54 commercial development and New Cross Hospital. Popular shopping can be found nearby within the areas of Wednesfield and the ever popular Bentley Bridge Retail Park. Doctors, dentists and public houses are also within close proximity.

### Entrance Porch

Double glazed door to front with matching side panels, ceramic tiled floor.

### Entrance Hall

Radiator, stairs to first floor landing, door to wc, ceramic tiled floor.

### Downstairs Wc

Low flush toilet, wash hand basin.

### Lounge

Double glazed bay window to front, radiator, laminate flooring.

### Kitchen Diner

Double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, flexi boiling hot water tap, gas cooker with gas hob above, fitted breakfast bar, plumbing for appliances, feature fire place, ceramic tiled floor, walk in pantry.

## Conservatory

UPVC double glazed, electric heater, patio doors to rear garden, laminate flooring.

## First Floor Landing

Double glazed window to side, access to the loft room and doors to various rooms.

## Bedroom One

Double glazed window to front, radiator.

## Bedroom Two

Double glazed window to rear, radiator.

## Bedroom Three

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to front, wc, wash hand basin, corner bath with shower over, heated towel rail and mostly tiled walls.

## Loft Room

Fully boarded with power and lighting, double glazed velux skylight.

## outside Front

Slabbed driveway

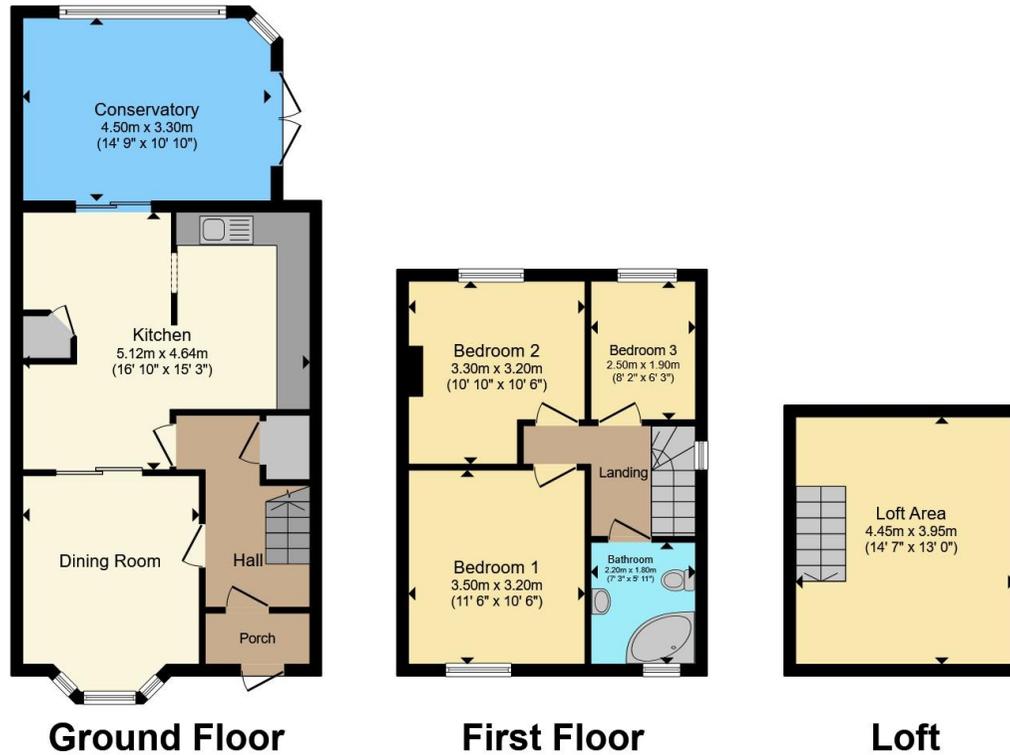
## outside Rear

Decking area, lawned area, borders and shrubs, patio, outhouse.









Total floor area 112.4 m<sup>2</sup> (1,209 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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334955](http://connells.co.uk/Property/WVH334955)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334955 - 0006