



Connells

Helenny Close  
Wednesfield Wolverhampton

# Helenny Close Wednesfield Wolverhampton WV11 1SN

for sale offers over  
**£300,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this highly deceptive and spacious three bedroom detached family home close to New Cross hospital in a popular cul-de-sac location. Benefiting from an abundance of internal and external space and should be viewed in order to appreciate.

The property comprises of entrance porch, lounge, dining room, entertainment style fitted kitchen diner, conservatory, utility, study/storage area and ground floor shower room. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally there is a garage, off road parking to front and enclosed rear garden.

## Location And Area

Situated just off Prestwood Road which is just a stone's throw away from New Cross Hospital, the ever popular Heath Park Senior school, Wednesfield and Bentley retail park. Bus routes leading to the Wolverhampton are also nearby. The property also offers fantastic commuting access to M6 and M54 motorways.

## Entrance Porch

Double glazed door and window to front, door to lounge.

## Lounge

16' x 10' 7" ( 4.88m x 3.23m )

Double glazed window to front, door to dining room, door to entrance porch, electric fire with brick surround, central heating radiator.

## Dining Room

11' 7" x 7' 6" ( 3.53m x 2.29m )

Double glazed patio doors to conservatory, central heating radiator, door to lounge, open to kitchen diner.

## Kitchen Diner

11' 5" x 16' 1" ( 3.48m x 4.90m )

Double glazed window to rear, a range of wall and base units, roll top work surfaces, gas hob, electric oven, skylight, pantry storage cupboard, one and half stainless steel drainer sink, door to garage, doors to various rooms.

## Utility

7' 5" x 7' 1" ( 2.26m x 2.16m )

A range of wall and base units, sink unit, plumbing for washing machine, door to inner hall.

## Inner Hall

Double glazed door to rear access, door to shower room, door to utility.

## Ground Floor Shower Room

Low flush wc, pedestal sink, wash hand basin, walk-in shower cubicle, door to inner hall.



### Study/ Storage

8' x 7' 2" ( 2.44m x 2.18m )

Double glazed window to rear, door to utility.

### Conservatory

8' 6" x 8' 9" ( 2.59m x 2.67m )

Double glazed windows, central heating radiator, door to dining room.

### First Floor Landing

Doors to various rooms, central heating radiator, loft access.

### Bedroom One

12' 4" x 9' 3" ( 3.76m x 2.82m )

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

### Bedroom Two

9' 9" x 8' 3" ( 2.97m x 2.51m )

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

### Bedroom Three

7' 8" x 6' 5" ( 2.34m x 1.96m )

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

### Refitted Family Bathroom

Double glazed window to rear, panelled bath with electric shower, low flush toilet, wash hand basin, door to first floor landing.

### Garage

Up and over door to front, lighting, door to kitchen.

### Outside Front

Large tarmac driveway to front.

### Outside Rear

Enclosed rear garden, lawned area, paved patio area.









Total floor area 116.0 m<sup>2</sup> (1,249 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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**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: C

Tenure: Freehold

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