



Connells

Brockridge Close
Willenhall



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this immaculately presented four bedroom detached family home situated in a popular cul-de-sac in Sneyd Park, Willenhall.

Internally the property comprises of a porch leading to an inviting entrance hallway with Minton style flooring, access to a ground floor wc, spacious lounge with feature Victorian style open fireplace, barn style sliding door to open plan kitchen/ diner with study area. On the first floor you'll find four generously sized bedrooms and a modern, stylish family bathroom.

Externally to the front is ample off road parking for several vehicles with a set back garage for additional storage options. The property is completed with having a well presented wrap around rear garden with potential to extend subject to planning permissions.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated near to the main Lichfield Road offering fantastic commuting access to the M6 and M54 motorways along with being situated between Willenhall and Wednesfield shopping town centres. There is a selection of schools nearby to include Coppice performing arts and many other popular Junior schools.

Approach

Set back from the roadside behind a gravelled driveway for several vehicles with double gates leading to a set back garage and benefits from having an outside tap point.

Porch

Double glazed windows, door to entrance hallway.

Entrance hall

Cast iron radiator, ceiling light point, storage cupboard, stairs to first floor, doors to ground floor wc, lounge and kitchen.

Ground Floor Wc

Low flush toilet, wall mounted wash hand basin, double glazed window to side, ceiling light point.

Lounge

14' 6" max x 12' 8" max (4.42m max x 3.86m max)

Double glazed window to front, open fireplace with Victorian style surround, ceiling light point, radiator, door to hall, barn style sliding door to kitchen/ dining area.

Kitchen/ Diner/ Study Area

20' max x 17' 8" max (6.10m max x 5.38m max)

Matching wall and base units, partly tiled walls, ceramic one and a half sink and drainer with mixer tap, hanging lights over breakfast bar area, plumbing point for washing machine and dishwasher, double glazed windows to side and rear, ceiling spotlights, cast iron radiator, double glazed sliding doors to rear garden, radiator, door to rear garden and hallway, barn style door to lounge.

First Floor Landing

Double glazed window to side, loft access, two ceiling light point, airing cupboard housing the wall mounted boiler, doors to all bedrooms and bathroom.

Bedroom One

14' 5" max x 10' 6" max (4.39m max x 3.20m max)

Double glazed window to front, radiator, ceiling light point

Bedroom Two

13' 1" max x 10' 6" max (3.99m max x 3.20m max)

Double glazed window to rear, radiator, ceiling light point

Bedroom Three

10' 8" max x 9' 3" max (3.25m max x 2.82m max)

Double glazed window to front, radiator, ceiling light point

Bedroom Four

9' 3" x 7' 10" (2.82m x 2.39m)

Double glazed window to rear, radiator, ceiling light point

Bathroom

Bath tub with shower over, low flush wc, wash hand basin, heated towel rail, partly tiled walls, ceiling light point, double glazed window to side.

Outside Rear

Paved patio area with picket fencing with gate leading to the lawn area which wraps around the side of the property, walling to side, timber fencing, mature trees, double gates to front access, access to garage.

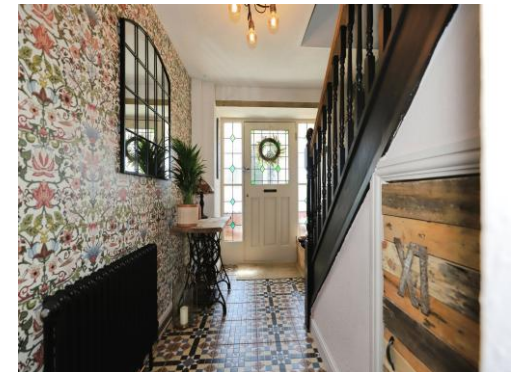
Garage

16' 4" x 8' 9" (4.98m x 2.67m)

Up and over door, window to rear, power supply and lighting.

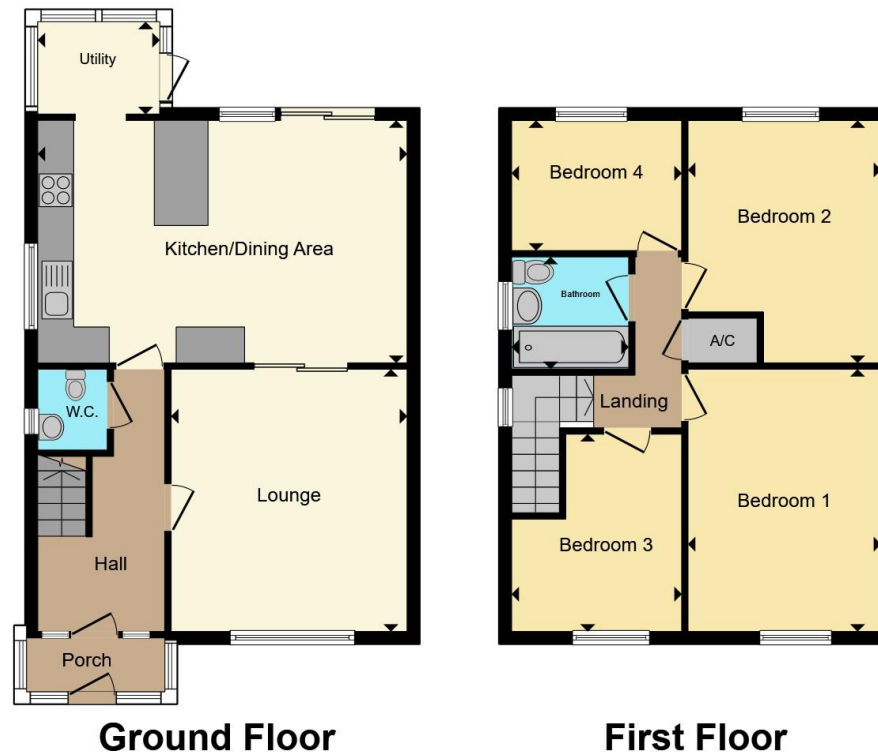
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 110.1 m² (1,185 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

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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH328413



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