



Connells

Belgrade Road
Fordhouses Wolverhampton

Belgrade Road Fordhouses Wolverhampton WV10 6SX

for sale offers in the region of
£250,000



Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious four bedroom semi-detached family home set over three floors on a corner plot and boasts no onward chain. Ideally suitable for first time buyers, investors and families. Viewings are highly recommended to appreciate the accommodation on offer.

Internally the property comprises of an inviting entrance hallway leading to two reception rooms, both used as a dining room and lounge. The ground floor also comprises of having a well appointed kitchen, adjoining utility room and ground floor wc. On the first floor you will find three bedrooms and a wet room. On the second floor there is an additional fourth bedroom. Outside to the front there is ample off road parking for several vehicles with front garden while the rear benefits from having a well presented rear garden.

The Location & Area

Situated in Fordhouses providing access to a wide range of amenities, including shopping, amenities and restaurants. Commuters will appreciate the convenience of being near the M54 motorway, providing direct routes to neighbouring cities and towns. Additionally, the i54 Business Park is within close proximity, making it an ideal choice for professionals seeking a convenient commute.

Approach

Set back from the roadside on a corner plot with off road parking and front garden, access to the main accommodation and side gate.

Entrance Hall

Double glazed window to front, ceiling rose with light point, central heating radiator, storage cupboard, doors to lounge and dining room, stairs rising to first floor.

Lounge

11' 9" max x 18' 4" max (3.58m max x 5.59m max)

Double glazed window to front, central heating radiator, ceiling light point.

Dining Room

11' 9" max x 9' 9" max (3.58m max x 2.97m max)

Double glazed window to rear, central heating radiator, ceiling rose with light point, gas fireplace, doors to entrance hall and kitchen.

Kitchen

9' 4" x 6' 9" (2.84m x 2.06m)

Matching wall and base units, composite sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, tiled walls, central heating radiator, ceiling light point, double glazed window to side, doors to dining room and utility.

Utility

Plumbing for washing machine, space for fridge freezer, ceiling light point, doors to kitchen, rear garden and ground floor wc.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin, part tiled walls, ceiling light point, double glazed window to rear.

First Floor Landing

Double glazed window to front, storage cupboard housing wall mounted boiler, doors to various rooms, stairs leading to second floor.

Bedroom One

11' 5" max x 11' 9" max (3.48m max x 3.58m max)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Two

11' 9" max x 9' 9" max (3.58m max x 2.97m max)

Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom Three

9' 4" x 9' (2.84m x 2.74m)

Double glazed window to rear, central heating radiator, ceiling light point.

Wet Room

Shower, wall mounted wash hand basin, low flush wc, tiled walls, central heating radiator, ceiling light point, double glazed window to side.

Second Floor Landing

Ceiling light point, door to Bedroom Four.

Bedroom Four

13' 10" max x 8' 7" max (4.22m max x 2.62m max)

Skylight window, storage cupboard, ceiling light point.

Outside Rear

Paved patio area, lawn, central path, side gate, timber shed.

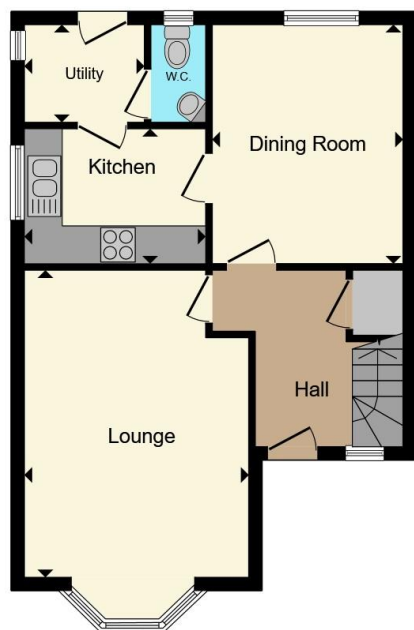
Agents Note

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





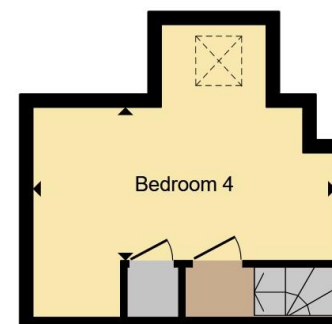




Ground Floor



First Floor



Second Floor

Total floor area 113.6 m² (1,223 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited
Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333193



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