



Connells
connells.co.uk 01902 710 170
FOR SALE



Property Description

Connells Wolverhampton are delighted to present to market this deceptively spacious and well appointed three bedroom semi detached dormer bungalow. Located in the popular area of Brewwood, boasting the further benefit of NO UPWARD CHAIN, this property promises to be the ideal choice for those looking for ground floor living accommodation with additional guest bedrooms on the first floor. Viewings is highly recommended to appreciate this fantastic property in an equally fantastic location, call Connells today to arrange a viewing.

Internally the property comprises of entrance hall, spacious lounge, kitchen diner, ground floor bedrooms and bathroom. Upstairs there are two additional bedroom and useful storage. Externally the property continues to impress with front and rear gardens as well as generous off road parking to front and detached garage, ideal for storage.

Entrance Hall

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

Lounge

17' 11" x 12' into recess (5.46m x 3.66m into recess)

Double glazed sliding door to rear giving access to the garden, central heating radiator, gas fireplace.

Kitchen Diner

18' 3" x 8' (5.56m x 2.44m)

Double glazed window to side and rear, a range of wall and base units with work surfaces above, gas oven, gas hob, central heating radiator, double glazed door to side giving access to the frontage.



The Location & Area

Situated in the ever popular village of Brewwood which offers fantastic commuting access to the M54 and M6 motorways. There is a selection of local shopping within Brewwood along with public houses and restaurants as well as popular Junior and Senior schools. Other shopping can be found within Penkridge, Cannock, Wolverhampton and the popular Bentley Bridge retail park.

Bedroom One

11' plus recess x 9' 10" (3.35m plus recess x 3.00m)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps and shower over, central heating radiator, tiled walls, storage cupboard.

First Floor Landing

Double glazed window to side, airing cupboard, doors to Bedroom Two & Three.

Bedroom Two

16' 3" x 8' 7" (4.95m x 2.62m)

Double glazed window to front, central heating radiator.

Bedroom Three

9' 6" x 9' 3" (2.90m x 2.82m)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Outside Front

Generous off road parking, lawned area, tap, lighting and access to garage.

Garage

16' 11" x 8' 11" (5.16m x 2.72m)

Up and over door, double glazed window to side.

Outside Rear

Patio, lawned, borders and shrubs.

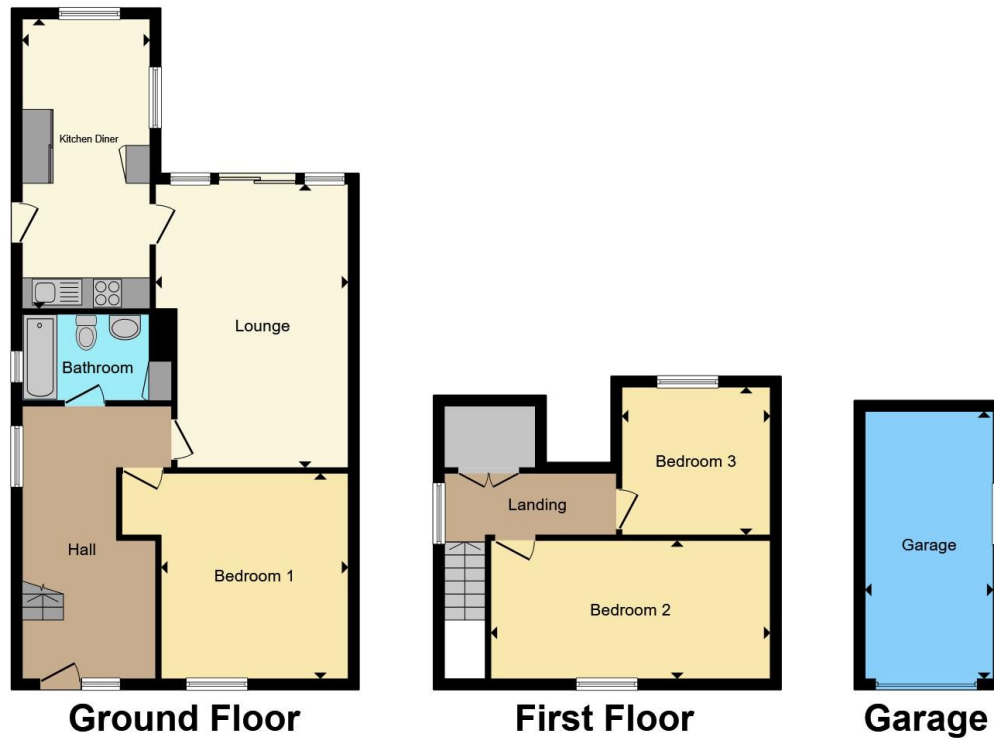
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration. 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.









Total floor area 113.8 m² (1,225 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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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333291



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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