

Connells

Mandale Road
Fallings Park Wolverhampton

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Fallings Park Wolverhampton WV10 9RR

for sale offers in the region of
£270,000







Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this recently renovated and modern three bedroom semi-detached family home, boasting no onward chain.

Internally the property comprises of a porch leading to an inviting entrance hall, access to an open plan lounge, kitchen/ dining room, utility with access to a wc. On the first floor there are three bedrooms and a stylish family bathroom.

Externally to the front is generous off road parking with gravelled frontage with potential to be additional parking spaces whilst to rear is a generously sized rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the area of Fallings Park which offers fantastic commuting access to the M54 and M6 motorways. Wednesfield and Bentley Bridge retail park is also relatively close by as well as New Cross hospital. There is a selection of popular schooling, shopping and eateries nearby.

Approach

Set back from the roadside behind off road parking and gravelled frontage, access to the main accommodation.

Porch

Door to entrance hallway.

Entrance Hallway

Radiator, stairs to first floor, ceiling light point, storage cupboard, doors to various rooms.

Lounge

11' 7" x 10' 10" (3.53m x 3.30m)

Double glazed window to front, ceiling light point, radiator, door to entrance hall, open to kitchen/ dining room

Kitchen/ Diner

18' 3" max x 12' 6" max (5.56m max x 3.81m max)

Matching wall and base units with integrated oven, four ring gas hob with extractor above, stainless steel sink drainer with mixer tap, double glazed window to side, radiator, french doors to rear, open to lounge, door to utility, two ceiling light points.

Utility

Potential utility area with door to wc and double glazed window.

Ground Floor Wc

Low flush toilet, wash hand basin, heated towel rail, ceiling light point, double glazed window to rear.

First Floor Landing

Double glazed window to side, doors to all bedrooms bathroom.

Bedroom One

12' 10" x 11' 5" (3.91m x 3.48m)

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

Bedroom Two

13' 1" x 10' 11" (3.99m x 3.33m)

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

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)

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

Bathroom

L-shaped bath with shower over, wash hand basin, low flush toilet, extractor fan, panelled walls, heated towel rail, ceiling light point, double glazed window to rear

Outside Rear

Paved patio area, lawn, side gate access.

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



















Total floor area 86.1 m² (926 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: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336812

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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.

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