

Connells

Newbolds Road
Fallings Park Wolverhampton

Newbolds Road
Fallings Park Wolverhampton WV10 0SE

for sale offers in the region of
£230,000







Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious two bedroom semi-detached property in a popular sought after location in Fallings Park and boasts no onward chain.

Internally the property comprises of an entrance hall, lounge, dinging room, well appointed kitchen, conservatory, utility and a ground floor wc. On the first floor are two double bedrooms and a bathroom.

Externally to the front there is a driveway with ample off road parking whilst to the rear there is a enclosed rear garden. This property also has the added benefit of a garage/ storage area

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the popular Newbolds Road with links to Deyncourt road and further links to the main Cannock Road. The M54 and M6 motorways, popular shopping including Bentley Bridge Retail Park and New Cross Hospital are conveniently located nearby

Approach

Set back from the roadside behind walling to front and side, with a paved driveway and access to the main accommodation and garage.

Entrance Hallway

Radiator, meter cupboard, stairs rising to the first floor and door to the lounge.

Lounge

12' 1" into bay x 12' into recess (3.68m into bay x 3.66m into recess)

Double glazed window to the front, ceiling light point with ceiling rose, radiator, gas fireplace with surround and doors leading to the entrance hallway and dining room.

Dining Room

15' 9" x 11' into recess (4.80m x 3.35m into recess)

Ceiling light point, two radiators, storage cupboard, double glazed sliding door to the conservatory, door to the lounge and archway to the kitchen.

Kitchen

12' x 5' (3.66m x 1.52m)

An array of wall and base units, 1 1/2 stainless steel sink and drainer with mixer tap, two ceiling light points, partly tiled walls, double glazed window to the rear, door to the garage and archway to the dining room.

Conservatory

16' x 7' (4.88m x 2.13m)

Double glazed windows, radiator, wall light, and French doors to the rear garden.

Utility

10' x 6' 11" (3.05m x 2.11m)

Wall and base units, stainless steel sink and drainer with mixer tap, partly tiled walls, ceiling light point, plumbing point for washer machine, space for dryer and doors to the garage, ground floor WC, kitchen and rear garden.

Ground Floor Wc

Low flush WC, ceiling light point and a double glazed window to the rear.

First Floor Landing

Double glazed window to the side, ceiling light point, loft access and doors to both bedrooms and bathroom

Bedroom One

12' 1" into wardrobe x 11' max (3.68m into wardrobe x 3.35m max)

Double glazed window to the front, fitted wardrobes, ceiling light point and radiator.

Bedroom Two

12' x 8' (3.66m x 2.44m)

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

Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, radiator, tiled walls, ceiling light point and airing cupboard.

Outside Rear

Paved patio area with lawn and paved path, gravelled boarder, timber shed and outside tap.

Garage

12' x 7' (3.66m x 2.13m)

Double hinged garage doors, ceiling light point, storage cupboard, wall mounted boiler and door to the utility.

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

Total floor area 120.1 m² (1,292 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

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To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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