

Connells

Lucknow Road
Short Heath Willenhall

Lucknow Road
Short Heath Willenhall WV12 4QG

for sale offers in the region of
£270,000







Property Description

Connells Wolverhampton are delighted to present to market this well presented three bedroom semi detached family home located in a cul-de-sac location with canal side views. Viewing is highly recommended to appreciate this fantastic family home, call Connells today to arrange a viewing.

Internally the property comprises entrance porch, entrance hall, lounge, stylish open plan kitchen diner, garage conversion (to create a flexible living space which could be used as a reception room, home office or playroom), three bedrooms and family bathroom. Externally the property continues to impress with off road parking to front and a large rear garden with outbuilding with wc to rear. The rear gardens boasts a patio seating area with over pergola.

The Location & Area

Situated close to the popular Pool Hayes Lane conveniently located for the sought after Broad Lane South. There is a selection of local shopping at Stubby Lane, Pool Hayes and the ever popular Bentley Bridge retail park. Pool Hayes school along with other popular schools in close proximity.

Entrance Porch

Double glazed doors to front leading to entrance hall.

Entrance Hall

Double glazed door to porch, stairs to first floor landing, doors to various rooms.

Lounge

13' 11" x 12' (4.24m x 3.66m)

Double glazed window to front, electric log burner style fireplace.

Kitchen Area

14' x 7' (4.27m x 2.13m)

Double glazed window to rear, a range of wall and base units with work surfaces, sink and drainer, integrated electric oven, gas hob, integrated microwave, double glazed door to rear giving access to the rear garden, spotlights.

Dining Area

15' 3" x 9' 7" (4.65m x 2.92m)

Wall radiator, store cupboard, access to rear porch.

Rear Porch

Double glazed window to side, double glazed door leading to rear garden.

Garage Conversion

13' x 7' 6" (3.96m x 2.29m)

Double glazed door and window to front, central heating radiator, power lighting.

First Floor Landing

Double glazed window to rear, doors to various rooms.

Bedroom One

15' 5" x 11' 9" (4.70m x 3.58m)

Double glazed window to front, central heating radiator.

Bedroom Two

11' 1" x 7' 7" (3.38m x 2.31m)

Double glazed window to front, central heating radiator.

Bedroom Three

10' x 7' 7" (3.05m x 2.31m)

Double glazed window to rear.

Family Bathroom

Double glazed window to rear, wc, wash hand basin vanity unit, bath with mixer taps and shower over, part tiled walls.

Outside Front

Paved driveway.

Outside Rear

Patio area, pergola, built-in seating, ample lawn, variety of shrubs, outbuildings.

Outbuilding

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to side, double glazed access door to front, wc with double glazed window to front.

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 105.9 m² (1,140 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335686

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.