

Connells

Newbolds Road
Wolverhampton

Newbolds Road
Wolverhampton WV10 0SE

for sale offers over
£320,000







Property Description

Connells Wolverhampton have the pleasure of brining to the market this significantly extended and improved 4/5 bedroom semi-detached family Property in the popular Fallings Park area. Internally the property has been significantly upgraded by the current vendor and must be viewed in order to appreciate.

The property comprises of an entrance hall, generously proportioned lounge leading to a large and spacious entertainment style kitchen diner which is over 24ft wide, downstairs wc and bedroom five/ playroom. To the first floor there are four generously proportioned bedrooms and a separate family bathroom.

Externally there is a large driveway to front with ample off road parking and to the rear there is an enclosed rear garden.

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

Entrance Hall

Double glazed door to front, stairs access, door to lounge.

Lounge

10' 6" x 11' 5" (3.20m x 3.48m)

Double glazed window to front with fitted blinds, radiator, French doors to entertainment style kitchen diner.

Entertainment Kitchen Diner

15' 5" x 24' 3" (4.70m x 7.39m)

Sliding double glazed door to rear, French doors to lounge, range of stylish wall and base units with breakfast bar area, inset stainless steel sink, range cooker, space for a dishwasher, space for a fridge freezer, large dining area, door to bedroom five/ playroom, door to downstairs wc.

Downstairs Wc

Low flush toilet, pedestal sink, radiator, extractor fan, door to kitchen.

Bedroom Five/ Playroom

13' 2" x 7' 4" (4.01m x 2.24m)

Double glazed window to front, radiator, door to kitchen.

First Floor Landing

Doors to various rooms, stairs to entrance hall.

Bedroom One

13' x 11' 1" (3.96m x 3.38m)

Double glazed window to front, radiator, door to landing.

Bedroom Two

12' 2" x 8' 1" (3.71m x 2.46m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

10' 6" x 7' 5" (3.20m x 2.26m)

Double glazed window to rear, radiator, door to landing.

Bedroom Four

10' 1" x 7' 5" (3.07m x 2.26m)

Double glazed window to front, radiator, door to landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, airing cupboard, vanity sink, door to landing.

Outside Front

Generous off road parking area. Please note the ramp will be removed on completion.

Outside Rear

Good sized enclosed lawned rear garden with paved patio area.

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











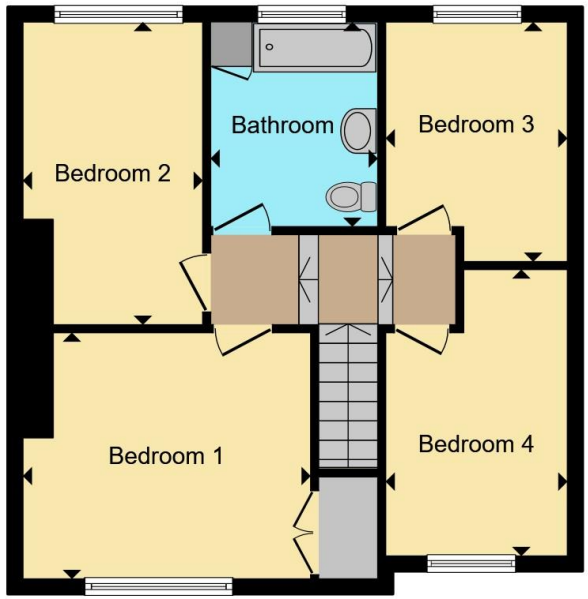



BATH





Ground Floor



First Floor

Total floor area 117.2 m² (1,262 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: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH328570

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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.

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.