


Connells

# Cannock Road
# Fallings Park Wolverhampton

# Cannock Road
# Fallings Park Wolverhampton WV10 8PG

for sale offers over
**£300,000**







## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton have the delight to bring to the market this extended four bedroom semi-detached family home, situated on a popular residential road in Fallings Park and within walking distance to St Mary's Catholic Primary Academy.

Internally the property comprises of an inviting entrance hallway, which allows access to a convenient storage area and wet room, through lounge dining room, extended entertainment kitchen diner, ground floor wc. On the first floor you will find four generously sized bedrooms and a good sized family bathroom.

Externally the front is off road parking with concrete print, walling to front, whilst to the rear is a well maintained rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

## Location And Area

Conveniently located for the M6 and M54 motorways, along with fantastic access to local shopping, bus routes, schooling and the ever popular Wednesfield and Bentley Bridge retail park.

## Entrance Hall

Double glazed door to front access, fitted alarm system, smoke alarm, central heating radiator, tiled floor, stairs to landing, doors to various rooms.

## Guest Wc

Door leading to kitchen area, low flush toilet, wall mounted wash basin, tiled floor, part tiled walls, heated towel rail, extractor fan.

## Lounge Diner

30' into bay x 11' 2" into recess ( 9.14m into bay x 3.40m into recess )

Having an opening leading to the family entertainment dining kitchen, double glazed bay window to front, recessed fireplace, two central heating radiators, wall lighting, door leading to hall.

## Entertainment Kitchen Diner

21' x 23' max narrowing to 12' min ( 6.40m x 7.01m max narrowing to 3.66m min )

Double glazed French doors to rear access, double glazed window overlooking the rear garden, double glazed door to side, door leading to hall, opening leading to lounge diner, part vaulted ceiling, central heating radiator, part tiled walls, tiled flooring, a wonderful selection of refitted wall and base units with roll top work surfaces, freestanding cooker, plumbing for washing machine.

## Store Area with Wet Room

Door leading to hall, double glazed door to rear, door to front access, fitted shower, tiled floor, part tiled walls, extractor fan.

## First Floor Landing

Doors to various rooms, loft access with pull down ladders.

## Bedroom One

14' x 11' 4" into recess ( 4.27m x 3.45m into recess )

Double glazed window to rear, central heating radiator, TV aerial point, door to landing.

## Bedroom Two

11' 3" x 10' 4" into recess ( 3.43m x 3.15m into recess )

Double glazed window to front, central heating radiator, TV aerial point, door to landing.

## Bedroom Three

10' max x 7' ( 3.05m max x 2.13m )

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

## Bedroom Four

11' 6" x 6' 2" ( 3.51m x 1.88m )

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

## Family Bathroom

Having a refitted suite with low flush toilet, panelled bath with fitted shower and screen, wall mounted wash basin set in a vanity unit, central heating radiator, extractor fan, part tiled walls, two double glazed windows to rear, door to landing.

## Attic

Having floor boards, boarded ceiling, pull down ladders and lighting. Ideal for an ideal full attic conversion, currently only suitable for storage. Please take advice regarding the usage.

## Outside Front

Having a brick built entry wall with entry pillars and a concrete print off road parking area to front, security lighting.

## Outside Rear

Having a large rear garden with paved entertainment patio area, lawned area, panelled fences, wall tap, security lighting.

## 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 132.1 m² (1,422 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: C

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/WVH335989**

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.