

Connells

Pooles Lane
Short Heath Willenhall

Pooles Lane
Short Heath Willenhall WV12 5HH

for sale offers in the region of
£425,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this immaculate showhome conditional four/five bedroom family home in a popular residential location. Benefiting from an abundance of space, this property must be viewed in order to fully appreciate the large amount of living space on offer and the immaculately condition, call Connells today to book a viewing.

Internally the property comprises lounge, dining room, extended sun room/sitting room, kitchen, downstairs wc and multi use room/Bedroom Five. On the first floor there are four bedrooms, master en-suite shower room and family shower room. Externally there is a generous driveway to front for multi vehicles with side gated access leading to an enclosed rear garden with timber garden room with covered seating area.

The Location & Area

Situated on Pooles Lane which offers fantastic commuting access to the M54 and M6 motorways. Shopping can be found within Bloxwich, Willenhall, Wolverhampton and the popular Bentley Bridge retail park within Wednesfield. There are fantastic selection of local schools nearby and further shopping can be found within New Invention.

Dining Room

11' 1" x 11' 11" (3.38m x 3.63m)

Double glazed door to front, double glazed window to front with fitted blinds, three central heating radiators, feature herringbone flooring, stairs to first floor landing.

Multi Use Room/ Bedroom Five

18' 2" x 8' (5.54m x 2.44m)

Double glazed window to front with fitted blinds, central heating radiator, herringbone flooring, door to dining room.

Downstairs Wc

Double glazed window to side, low flush toilet, vanity sin, spotlights, door to dining room.

Kitchen

15' 10" x 8' 8" (4.83m x 2.64m)

Double glazed window to rear with fitted blinds, a range of stylish wall and base units, inset sink, inset four ring gas burner, integrated oven, extractor, integrated dishwasher, door to inner hall.

Family Lounge

13' 10" x 11' 1" (4.22m x 3.38m)

Double glazed french doors to sun room/sitting room, door to entrance hall, designer column radiator feature media wall.

Sun Room/ Sitting Room

11' 8" x 12' 8" (3.56m x 3.86m)

Bifold doors to side, two double glazed windows to rear with fitted blinds, central heating radiator, feature wall, spotlights, door to family lounge.

First Floor Landing

Double glazed window to side with fitted blinds, central heating radiator, oak and black metal stairs spindles, storage cupboard, doors to various rooms.

Bedroom One

11' 5" x 9' 4" (3.48m x 2.84m)

Double glazed window to rear with fitted blinds, central heating radiator, door to first floor landing, door to en-suite.

En-Suite

Double glazed window, shower cubicle with waterfall shower, low flush toilet, door to Bedroom One.

Bedroom Two

11' 4" x 8' 1" (3.45m x 2.46m)

Double glazed window to rear with fitted blinds, central heating radiator, door to first floor landing.

Bedroom Three

8' 5" x 7' 6" plus wardrobe recess (2.57m x 2.29m plus wardrobe recess)

Double glazed window to front with fitted blinds, central heating radiator, door to first floor landing.

Bedroom Four

8' 8" x 11' 6" (2.64m x 3.51m)

Double glazed window to front with fitted blinds, central heating radiator, door to first floor landing.

Family Shower Room

Double glazed window to side, shower cubicle, low flush toilet, vanity wash hand basin, door to first floor landing.

Outside Front

Large driveway providing off road parking, side gated access leading to a rear garden.

Outside Rear

Paved patio area, lawned area, timber garden room with a covered timber seating area.

Agents Note

We are aware there is a mine shaft within a distance of 20 metres, please seek advice before incurring any costs. There is planning permission granted for single storey extension ref 2024/BR/0304. 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.











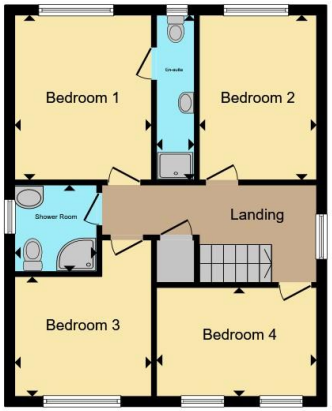








Ground Floor



First Floor

Total floor area 128.2 m² (1,380 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336780

The Property Ombudsman

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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.