

Connells

Mattox Road
Wednesfield Wolverhampton

Mattox Road
Wednesfield Wolverhampton WV11 3TG

for sale offers in the region of
£250,000







Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this well presented and deceptively spacious three bedroom semi-detached family home with the added benefit of no onward chain.

Internally the property comprises of an entrance hallway leading to an open plan through lounge dinning room with a well presented kitchen, to the rear is a lean to area with access to a utility room and storage area witch potential to be a downstairs wc. On the first floor there are three generous bedrooms and a family bathroom.

Externally to front is off road parking and a generously sized enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the popular Mattox Road, noted for the popular St Thomas's primary school. Mattox Road links to Wood End Road with further links into Wednesfield, where there is a fantastic selection of local shopping which includes Bentley Bridge Retail Park. Bus links into Wolverhampton city centre and Wednesfield also relatively close by, as is New Cross hospital, M54 and M6 motorways.

Approach

Set back from the roadside behind off road parking with access to the main accommodation and access to lean to.

Entrance Hall

Wall light, cupboard housing a double glazed window to side, wall mounted boiler, radiator, storage cupboard, stairs to first floor, double glazed window to front, door to dinging room.

Lounge Diner

24' x 12' (7.32m x 3.66m)

This is lounge diner measurements together, separate room descriptions below.

Lounge

11' max x 10' max (3.35m max x 3.05m max)

Double glazed window to front, radiator, ceiling light point.

Dining Room

13' max x 12' max (3.96m max x 3.66m max)

Double glazed window to rear, ceiling light point, radiator, gas fireplace, open access to lounge, doors to hallway and kitchen.

Kitchen

10' 9" x 6' 7" (3.28m x 2.01m)

Matching wall and base units with stainless steel sink drainer with mixer tap, integrated oven, microwave and dishwasher, induction hob, extractor hood, double glazed window to side, ceiling light point, door to dining room and lean to.

Lean To

Doors to front access, rear garden, utility and storage area housing a double glazed window to side.

Utility

8' x 6' (2.44m x 1.83m)

Matching wall and base units, plumbing point for washing machine, space for a fridge freezer, ceiling light point, radiator, double glazed window to rear.

First Floor Landing

Double glazed window to side, wall light, loft access, doors to all bedrooms and bathroom

Bedroom One

13' max x 10' max (3.96m max x 3.05m max)

Double glazed window to rear, fitted drawers, radiator, ceiling light point.

Bedroom Two

10' x 10' into wardrobe (3.05m x 3.05m into wardrobe)

Double glazed window to front, radiator, ceiling light point, fitted wardrobe.

Bedroom Three

10' x 8' (3.05m x 2.44m)

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

Bathroom

Corner bath, low flush wc, vanity wash hand basin, partly tiled walls, heated towel rail, extractor fan, ceiling spotlights, double glazed window to front.

Outside Rear

Patio area with steps to steps to decking area, pathway, artificial lawn, timber shed, outside tap point.

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 95.3 m² (1,026 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: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336847

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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.

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