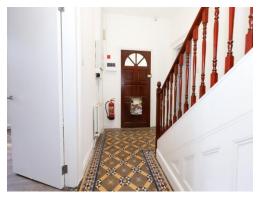


Connells

Oaks Crescent Chapel Ash Wolverhampton





# **Property Description**

This gem of a three bedroom semi-detached property oozes character throughout and is the perfect period property with all its glorious original features. This Victorian property is set within close proximity to Wolverhampton City Centre and has local amenities, excellent commuting links taking you in and out of Wolverhampton city centre which is also within walking distance. This property has been recently renovated and is catering for the HMO market with fire doors and utility systems in place.

Internally this property comprises of Minton flooring to hallway, two reception rooms, kitchen area with utility, downstairs toilet, three bedrooms, two with en suites. Externally the property has a large driveway to front offering ample parking.

This property must be viewed to appreciate all accommodation on offer.

## **Location And Area**

Situated to the outskirts of Wolverhampton City centre the property is ideally situated by a host of excellent schools, amenities and shops with West Park hospital only a short drive away. Wolverhampton City centre itself offers a range of high street shops, amenities and leisure facilities along with excellent transport links including the rail and bus station, which offers both local and national services.

#### **Entrance Hall**

Minton flooring, Central heated radiator, door to front, door leading to all other accommodation.

#### **Downstairs Shower Room**

Shower cubicle, wash hand basin, extractor fan, window, central heated radiator.

## **Separate Wc**

Wash hand basin, low level wc, window, central heated radiator.

## Lounge

13' 9" max x 13' 8" max ( 4.19m max x 4.17m max )

Double glazed window to front, central heated radiator, door to entrance hall.

# **Second Reception Room**

12' 8" max x 10' 9" max ( 3.86m max x 3.28m max )

Double glazed window to rear, central heated radiator, door to hallway.

## **Kitchen Diner**

18' 3" max x 8' 4" max ( 5.56m max x 2.54m max )

Two double glazed window to side, door to side, array of wall and base units with roll top work surfaces, integrated sink drainer unit, electric oven with gas hob and cooker hood over, central heated radiator.

## Utility

8' 8" max x 5' 7" max ( 2.64m max x 1.70m max )

Double glazed window to rear and side, cupboards.

## **First Floor Landing**

Skylight, central heated radiator, loft hatch, stairs to entrance hall, doors to various rooms.

#### **Bedroom One**

14' 1" max x 14' 1" max ( 4.29m max x 4.29m max )

Double glazed window to front, central heated radiator, door to en suite, door to first floor landing.

## En suite

Shower cubicle with shower, wash hand basin and extractor fan.

## **Bedroom Two**

12' 9" max x 11' 4" max ( 3.89m max x 3.45m max )

Double glazed window to rear, central heated radiator, door to first floor landing.

#### **Bedroom Three**

10' 1" max x 13' 7" max ( 3.07m max x 4.14m max )

Double glazed window to side, central heated radiator, door to first floor landing, door to dressing room area, door to en suite.

## En suite

Shower cubicle, wash hand basin and low level wc, door leading to bedroom three.

# **Family Shower Room**

Double glazed window to side, shower cubicle, wash hand basin.

## **Outside Front**

Large gravelled driveway perfect for ample parking.

## **Agents Notes**

Recently renovated and has all the amenities for a HMO.





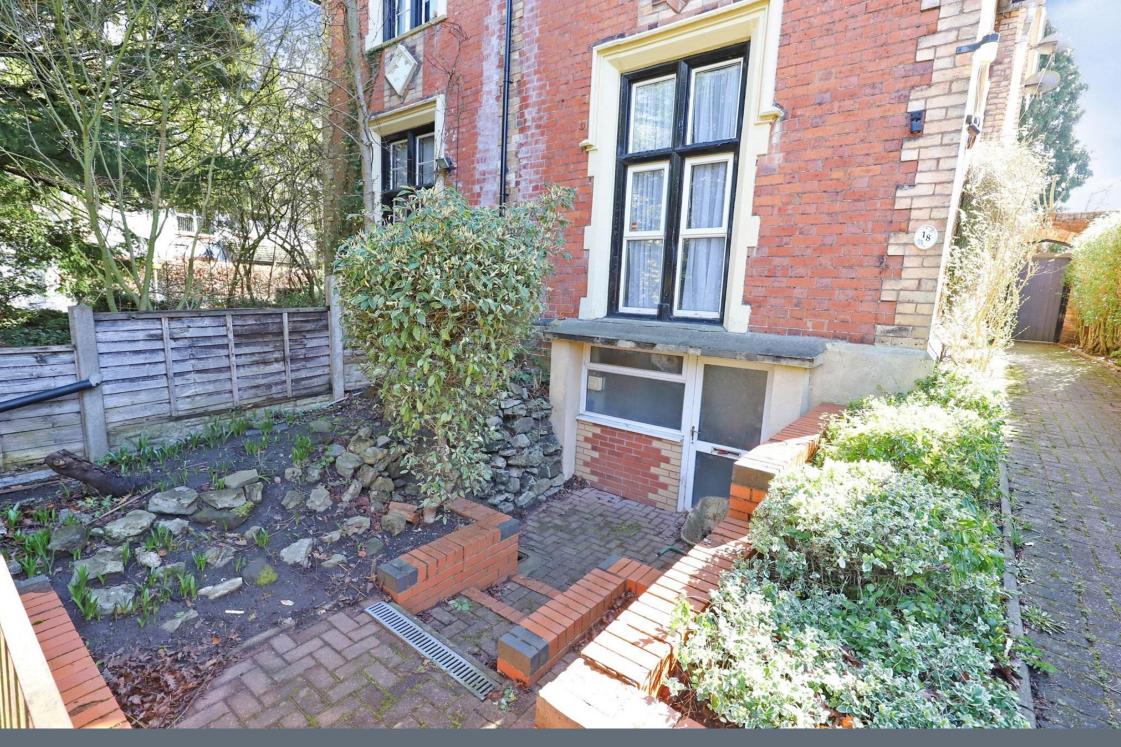












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To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold





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