

for sale

offers in excess of **£145,000** Freehold



## Rugby Street Whitmore Reans Wolverhampton WV1 4PF

"EXTREMELY GENEROUSLY  
PROPORTIONED TRADITIONAL 3 BEDROOM  
MID-TERRACED PROPERTY"

Comprising of entrance hall, separate lounge,  
separate dining room, kitchen, 3 generous  
bedroom sizes, family bathroom, two  
outbuildings to the rear, rear garden area.



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# Property Details

## Main Description

Connells Wolverhampton brings to the market this generously proportioned three bedroom traditional bay fronted property. This property maybe of particular interest to investment buyers as this maybe suitable for uses as a HMO subject to planning permission or there maybe and opportunity to add value by conducting cosmetic works.

The property may also be suitable for first time buyers and offers fantastic access into Wolverhampton City Centre which is just a short distance away.

The property comprises of a entrance hall, separate lounge, separate dining room, kitchen, three good sized bedrooms, family bathroom and a rear garden.

## Location And Area

Situated just a stone's throw away from Wolverhampton City centre and University, there is a selection of junior schools and local shopping nearby as well as Asda and West Park also close by.

## Entrance Hall

Door to front access, stairs to first floor landing, doors to various rooms.

## Lounge 11' 9" plus bay x 10' 5" ( 3.58m plus bay x 3.17m )

Radiator, door to entrance hall, bay window to front, door to entrance hall.

## Dining Room 10' 8" x 15' 4" ( 3.25m x 4.67m )

Radiator, gas fire, glazed window to rear, door to kitchen, door to entrance hall.

## Kitchen 8' 8" x 9' 3" ( 2.64m x 2.82m )

Double glazed window to side, wooden door to side, stainless steel drainer sink, range of wall and base units, space for fridge freezer, space for cooker.



## First Floor Landing

Doors to various rooms, stairs to entrance hall, airing cupboard.

## Bedroom One 13' 9" x 11' 9" ( 4.19m x 3.58m )

Two glazed sash windows to front, radiator, door to landing.

## Bedroom Two 15' 5" x 8' 7" ( 4.70m x 2.62m )

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

## Bedroom Three 8' 7" x 6' 5" ( 2.62m x 1.96m )

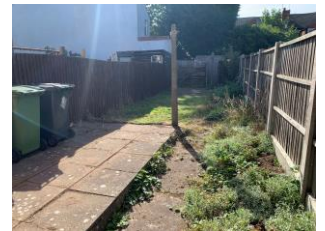
Double glazed window to rear, radiator, door to landing.

## Family Bathroom

Double glazed window to rear, panelled bath, low flush toilet, radiator, pedestal sink.

## Outside Rear

Two outbuildings to rear suitable for storage use, enclosed rear garden with shared access to a shared walk way.



To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: WVH326027 - 0007

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