



Connells

Rugby Street
Whitmore Reans Wolverhampton

Rugby Street Whitmore Reans Wolverhampton WV1 4PF

for sale
£145,000



Property 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)

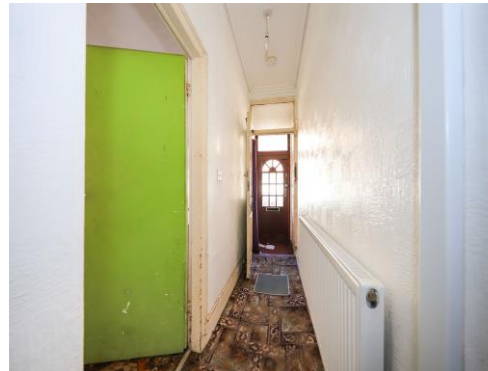
Double glazed window to rear, radiator, door to landing.

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.









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.focalagent.com

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EPC Rating: D

Tenure: Freehold

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