



**Connells**

Colliery Road  
Eastfield Wolverhampton



### Property Description

Connells Wolverhampton bring to the market a CHAIN FREE three bedroom mid terrace property conveniently located for access to Wolverhampton City centre. This property is a perfect first time purchase or potential buy to let investment opportunity. Viewing is highly recommended to appreciate the size of the property on offer.

Internally the property comprises entrance hall, lounge, kitchen, downstairs wc, three bedrooms and family shower room. Externally there is front and rear gardens.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

### Lounge

12' 4" x 15' 5" ( 3.76m x 4.70m )

Double glazed window to front. central heating radiator, door to kitchen.

### Kitchen

9' 4" x 12' 3" ( 2.84m x 3.73m )

Double glazed window to rear, a range of wall and base units, stainless steel drainer sink, space for washing machine, space for fridge freezer, double glazed door to rear, door to downstairs wc.

### The Location & Area

Set to east of Wolverhampton City Centre in the Eastfield area ideally placed for access to Wolverhampton Rail Station, New Cross Hospital and Bentley Bridge Retail Park. Numerous local schools most noteworthy of which is Heath Park Secondary School which has recently received and Outstanding Ofsted report.

### Downstairs Wc

Low flush toilet, door to kitchen.



### First Floor Landing

Doors to various rooms.

### Bedroom One

13' 6" x 13' 4" ( 4.11m x 4.06m )

Double glazed window to front, central heating radiator, door to landing.

### Bedroom Two

7' x 9' 3" ( 2.13m x 2.82m )

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

### Bedroom Three

6' 5" x 9' 4" ( 1.96m x 2.84m )

Double glazed window to front, central heating radiator, door to landing.

### Family Shower Room

Double glazed window to rear, low flush toilet, wash hand basin, shower cubicle with electric shower.

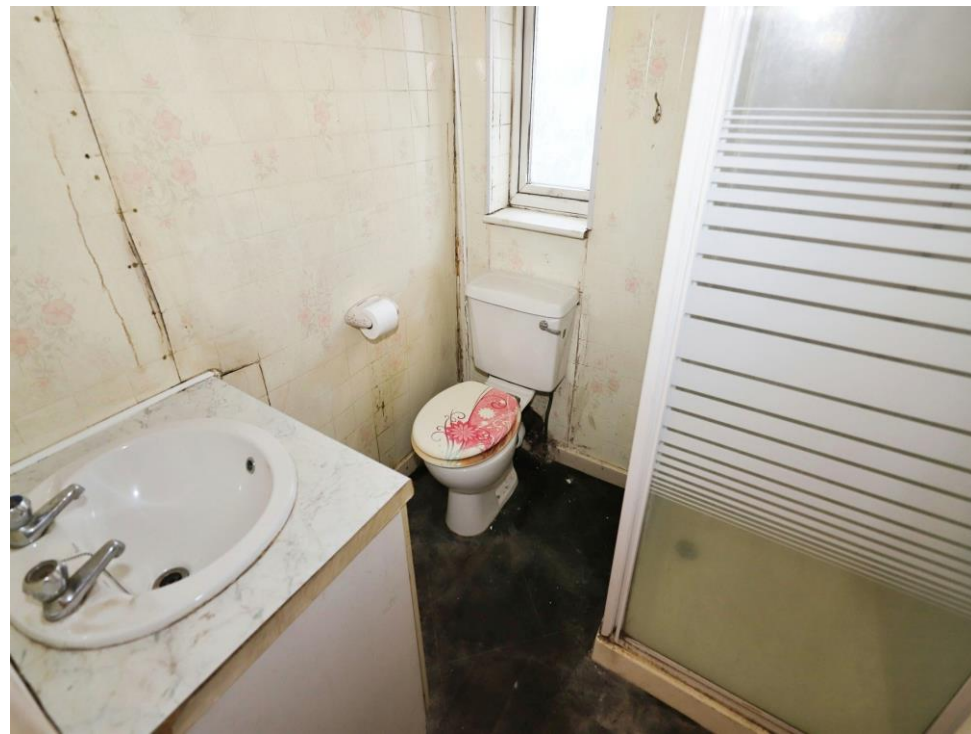
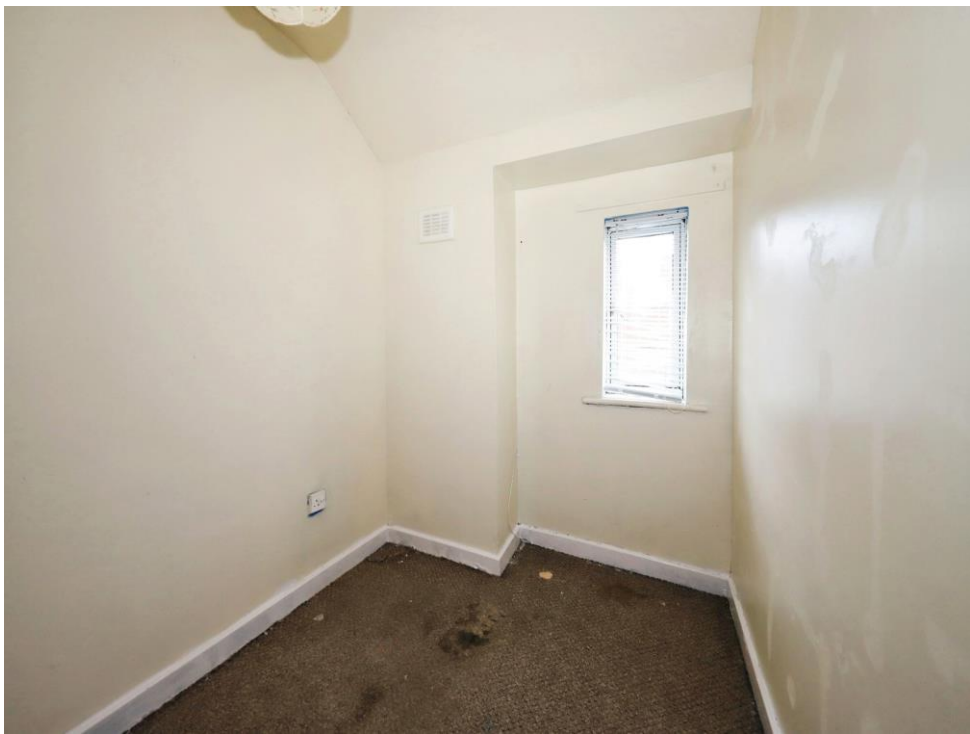
### Outside Front

Shared side access leading to rear garden.

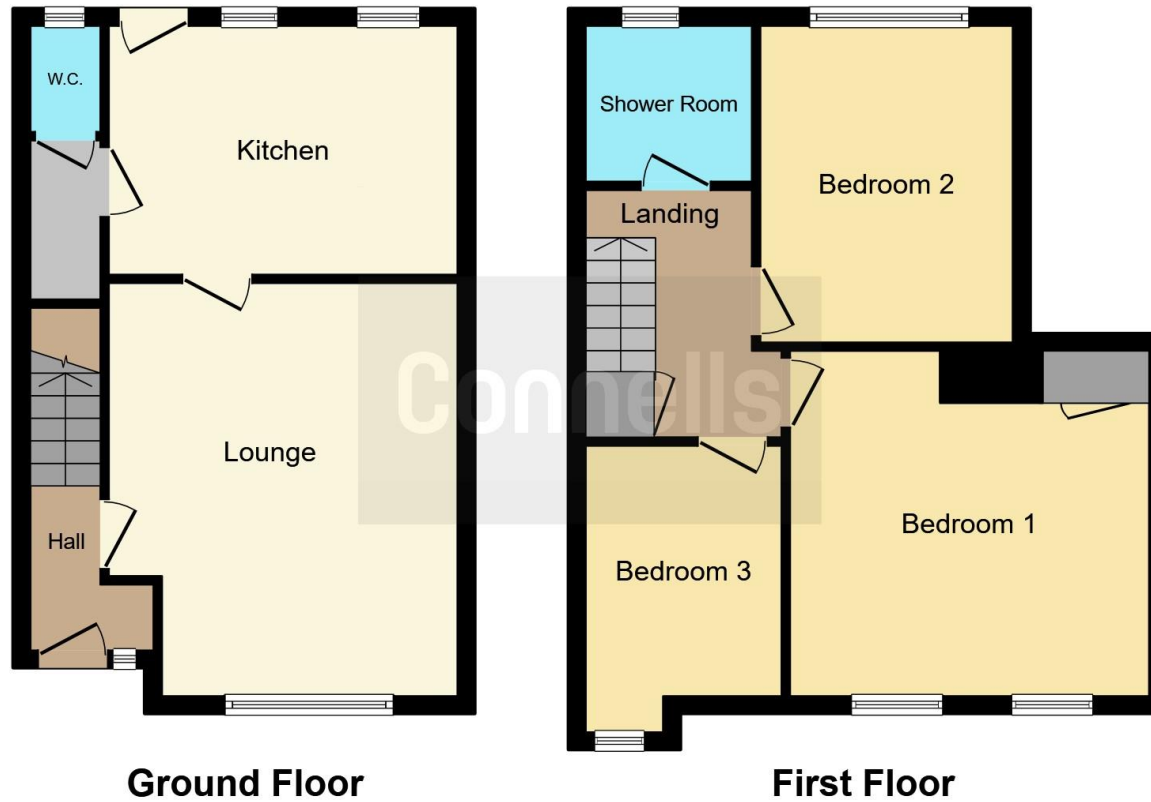
### Outside Rear

Enclosed rear garden with shared access to front, lawned area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH326558](http://connells.co.uk/Property/WVH326558)**

Tenure: Freehold



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