



Connells

Telford Gardens
Wolverhampton



Property Description

Connells Wolverhampton bring to the market this fantastic three bedroom mid-terraced property with no upward chain.

Internally the property benefits from having an entrance porch, large lounge, separate kitchen diner, three good sized bedrooms and a family bathroom.

Externally to the front there is a small lawned area and an enclosed rear garden.

The Location & Area

Situated in a popular cul-de-sac location within the popular area of Merry Hill. There is a fantastic selection of local shopping nearby along with a wonderful selection of junior and senior schools. Bus routes to Wolverhampton City centre are also relatively close by.

Lounge

14' 7" x 15' 7" (4.45m x 4.75m)
Double glazed window to front, gas fire, stairs to first floor landing, door to kitchen, door to porch.

Kitchen

14' 7" x 9' (4.45m x 2.74m)
Double glazed window to rear, french doors to rear, stainless steel sink, range of wall and base units, integrated oven, gas hob, space for washer, space for fridge freezer, door to lounge.



Entrance Porch

Double glazed door to front, door to lounge.

First Floor Landing

Doors to various rooms, stairs to lounge.

Bedroom One

10' 8" x 8' 6" (3.25m x 2.59m)
Double glazed window to front, radiator, door to landing.

Bedroom Two

11' x 8' 7" (3.35m x 2.62m)
Double glazed window to rear, radiator, door to landing.

Bedroom Three

8' 2" x 5' 9" (2.49m x 1.75m)
Double glazed window to front, radiator, door to landing.

Bathroom

Double glazed window to rear, panelled bath with electric shower over, pedestal sink, low flush toilet, door to landing.

Outside Front

Lawned area with a paved path.

Outside Rear

Enclosed rear garden with lawned area, range of plants, trees and shrubs, panelled fencing.





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/WVH327235](https://www.connells.co.uk/Property/WVH327235)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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