



**Connells**

Waterloo Road  
City Centre Wolverhampton



### Property Description

A rare opportunity to purchase a CHAIN FREE deceptively spacious three bedroom semi-detached family home offering versatile living accommodation, situated in a popular location, close to local amenities, local bus routes offering easy access to Wolverhampton university and Wolverhampton City centre. Viewing is highly recommended to appreciate the accommodation on offer.

Internally the property benefits from having an entrance hall with door to cellar, lounge, dining room, fitted kitchen, ground floor wet room. To the first floor landing there are three bedrooms, family bathroom and a further loft room. Externally the property benefits from courtyard style frontage and a generous rear garden.

### Location And Area

Waterloo Road is situated in the metropolitan borough of Wolverhampton. The property itself is well served by a wealth of supermarkets, small retail shops and local public inns. Bordering on outskirts of the busy and thriving city, there is an excellent selection of highly regarded schools, universities and leisure facilities.

### Entrance Hall

Door to front, minton flooring, doors to various rooms, storage cupboard, door to cellar.

### Lounge

13' 4" x 15' 7" into bay ( 4.06m x 4.75m into bay )

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

### Dining Room

16' 2" x 11' 5" ( 4.93m x 3.48m )

Double glazed window to rear, laminate floor, central heated radiator, laminate floor, door to entrance hall.

### Fitted Kitchen

18' 2" x 10' 2" ( 5.54m x 3.10m )

Two double glazed windows to side, fitted kitchen, wall and base units, sink drainer, gas hob, electric oven, integrated microwave, integrated washer, integrated fridge freezer, tiled floors, storage cupboard with boiler, door to entrance hall, door to inner hall.

### Inner Hall

Door to kitchen, door to wet room.

### Wet Room

Double glazed window to side, electric shower, low flush wc.

### First Floor Landing

Door to various rooms, stairs to entrance hall, storage cupboard, door to loft room.

### Bedroom One

12' 7" x 17' 8" ( 3.84m x 5.38m )

Two double glazed windows to front, central heated radiator, door to landing.

### Bedroom Two

12' 3" x 11' 5" ( 3.73m x 3.48m )

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

### Bedroom Three

13' 9" x 7' 9" ( 4.19m x 2.36m )

Double glazed window to side, central heated radiator, storage cupboard, door to landing.

### Family Bathroom

Double glazed window to rear, panelled bath, low flush wc, pedestal wash hand basin, central heated radiator, door to landing.

### Loft Room

18' 5" x 17' 8" ( 5.61m x 5.38m )

Double glazed window to front and side, stairs leading to first floor landing.

### Outside Front

Courtyard style frontage, gate to side leading to rear.

### Outside Rear

Generous rear garden with raised and low level area, pathway, gate to side leading to front.









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

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH323824](http://connells.co.uk/Property/WVH323824)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH323824 - 0005