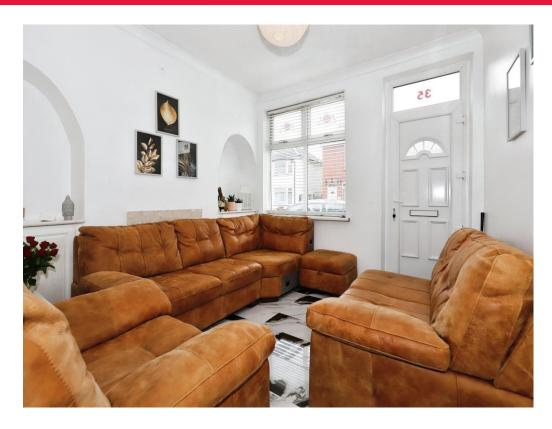


Connells

Brown Street Blakenhall Wolverhampton



# **Property Description**

Connells Wolverhampton bring to the market this well presented three bedroom mid terrace property close by to Wolverhampton City centre. Internally the property has been lovingly cared for by the current Vendors and as in good condition.

The property comprises of lounge, dining room, kitchen, family bathroom and three bedrooms. Externally three is a courtyard style garden to front and a good size enclosed rear low maintenance rear garden with shared side access.

#### The Location & Area

Set to the south of Wolverhampton City Centre ideally placed for access to Wolverhampton train station and access to Birmingham New Road with fantastic shopping facilities nearby.

# Family Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, door to kitchen.





# Lounge

11' 3"  $\bar{x}$  11' 4" into recess ( 3.43m  $\bar{x}$  3.45m into recess )

Double glazed window to front, double glazed door to front, gas fire, door to dining room.



12' 2" x 11' 4" into recess (  $3.71m \times 3.45m$  into recess )

Double glazed window to rear, central heating radiator, door to kitchen, door to stairs to first floor landing, door to lounge.

#### Kitchen

9' 2" x 6' 5" ( 2.79m x 1.96m )

Double glazed window to side, double glazed door to side, central heating radiator, a range of wall and base units, stainless steel drainer sink, space for cooker, central heating radiator, space for washing machine, door to bathroom.

# **First Floor Landing**

Doors to various rooms.

#### **Bedroom One**

11' 4" x 11' 4" into recess (  $3.45 m\ x\ 3.45 m$  into recess )

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

#### **Bedroom Two**

12' 2" x 8' 1" ( 3.71m x 2.46m )

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

# **Bedroom Three**

9' 3" x 6' 4" ( 2.82m x 1.93m )

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

# **Outside Front**

Courtyard style frontage which is paved.

# **Outside Rear**

Good size enclosed rear garden with shared access.







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: E** 

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Tenure: Freehold





<sup>1.</sup> 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.

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