



Connells

Marsh Lane
Fordhouses Wolverhampton



Property Description

Here is your chance to purchase an impressive chain free end terraced home, conveniently located to the main Stafford Road with commuting access links.

Externally this home has ample off road parking and a large rear garden with tiered entertainment patio area (viewing is highly advised). Internally there is an entrance hall, lounge, kitchen, ground floor guest wc, small utility area, two bedrooms and a fitted family bathroom.

For further details please contact the Award Winning Connells in Wolverhampton.

Location And Area

Situated on Marsh Lane which links to the main Stafford Road with links to the M54 and M6 motorways and the i54 Commercial development, popular shopping can be found a stones throw away and bus routes linking into Wolverhampton City Centre as well as local schooling within close proximity.

Entrance Hall

Double glazed door to side access, stairs to first floor landing, central heated radiator, laminate flooring.

Lounge

13' into recess x 14' 5" into bay (3.96m into recess x 4.39m into bay)

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

Kitchen

10' x 8' (3.05m x 2.44m)

Double glazed window to rear, door to lounge, door to inner hall, wall and base units with roll top work surfaces, gas hob with oven, one and a half drainer sink unit, part tiled walls, central heated radiator.

Inner Hallway

Door to rear access, Doors to various rooms.

Ground Floor Guest Wc

Low flush toilet, door to inner hall, double glazed window to rear.

Utility

Plumbing for washing machine, door to inner hallway.

First Floor Landing

Loft access, airing cupboard, double glazed window to side, stairs to the ground floor, doors to various rooms.

Bedroom One

16' 1" x 8' 6" (4.90m x 2.59m)

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

Bedroom Two

7' 5" x 12' (2.26m x 3.66m)

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

Bathroom

Fitted suite with a fitted shower bath, pedestal wash hand basin, low flush toilet, double glazed window to rear, central heated radiator, door to landing, extractor fan, tiled floor and tiled walls.

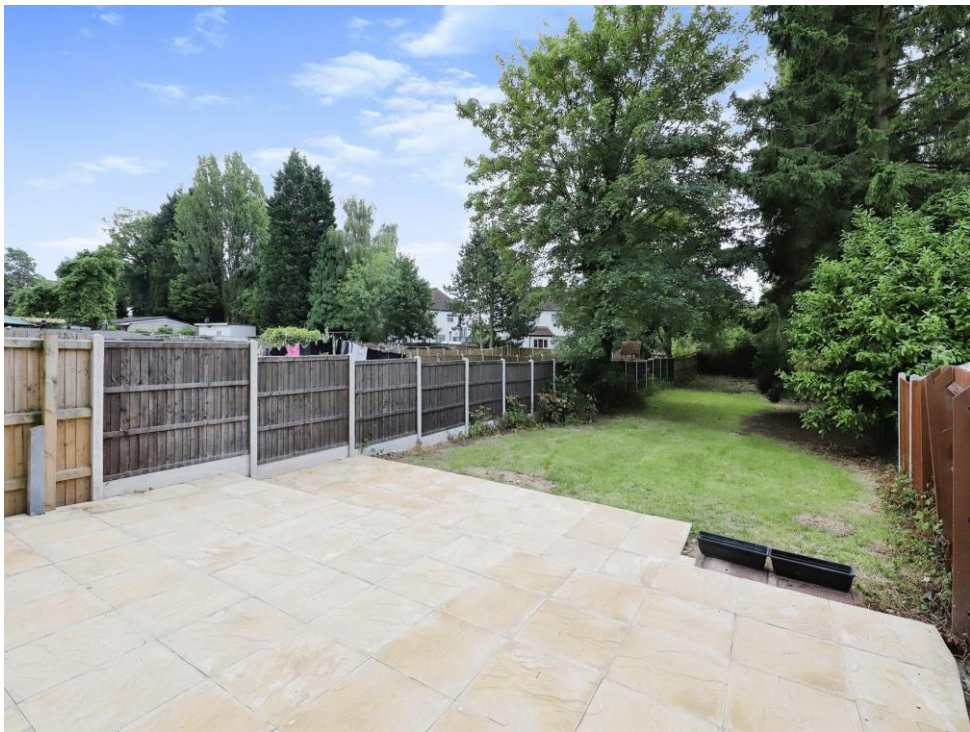
Outside Front

Block paved off road parking, gate to rear access.

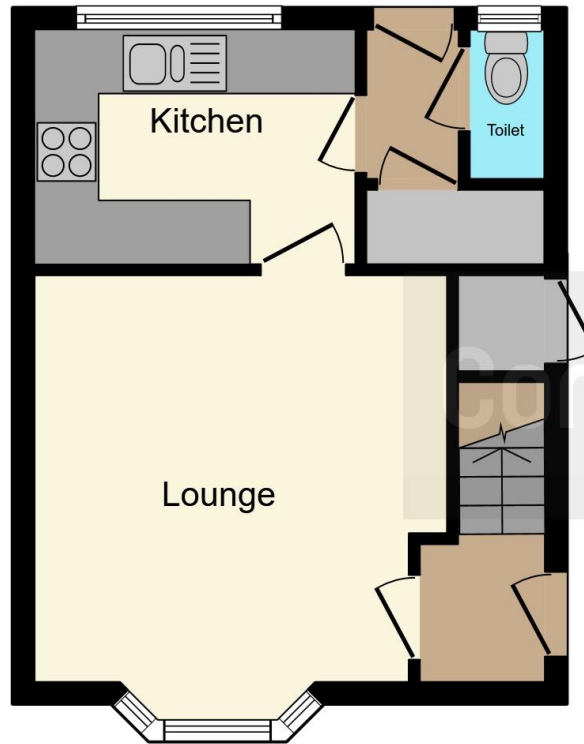
Outside Rear

VIEWING IS HIGHLY RECOMMENDED. Having a tiered large paved entertainment patio area, spacious lawned area, selection of trees, plants and shrubs, gate to front access, water tap.

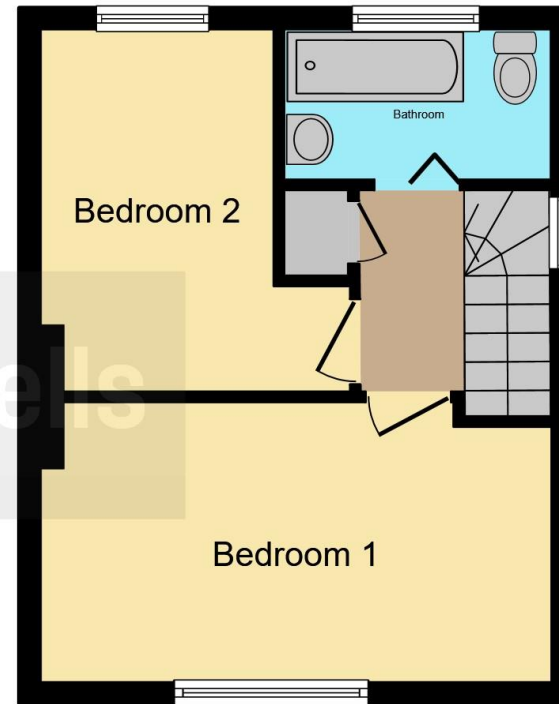








Ground Floor



First Floor

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: C

view this property online [connells.co.uk/Property/WVH327843](https://www.connells.co.uk/Property/WVH327843)

Tenure: Freehold



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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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