



Connells

Warmley Close
Dunstall Wolverhampton

Warmley Close Dunstall Wolverhampton WV6 0XF

for sale offers in the region of
£135,000



Property Description

Introducing Warmley Road, a two-bedroom semi-detached property, located in the sought-after area of Dunstall, Wolverhampton. The main floor offers a comfortable lounge and a spacious kitchen/dining room. Upstairs, you'll find two bedrooms and a bathroom. Notable features include off-road parking and both front and rear gardens, adding to the property's appeal. Situated near the A449 for access into Wolverhampton City Centre and to the M54 motorway. Perfect for first time buyers and investors.

The Location & Area

Set to the north of Wolverhampton City centre in the Dunstall area with easy access for the A449 and adjoining M54 motorway. Only a short drive from Wolverhampton racecourse and local Tettenhall village shopping facilities. Excellently placed for the city centre and rail station which is approximately 1.2 miles away. There are numerous local schools, most noteworthy is Wolverhampton Girls High School which has received an Outstanding Ofsted rating.

Approach

Setback from the road side behind a tarmac driveway and front garden leading to main accommodation and benefits from having a side access gate.

Entrance Hallway

Panelled radiator, ceiling light point, stairs rising to the first floor and door onto

Lounge

14' x 10' (4.27m x 3.05m)

Window to front elevation, coving to ceiling, panelled radiator, ceiling light point, two wall lights and door onto;

Kitchen/ Dining

13' max x 9' 1" max (3.96m max x 2.77m max)

Matching wall and base units with inset sink and drainer and mixer tap, partly tiled walls, plumbing point, pantry cupboard, two single glazed windows to rear elevation, two ceiling light point, panelled radiator and side door for access into rear garden.



First Floor Landing

Window to side elevation, loft access, ceiling light point and doors onto;

Bedroom One

13' max x 11' 10" max (3.96m max x 3.61m max)

Two single glazed windows to front elevation, panelled radiator, airing cupboard and ceiling light point.

Bedroom Two

11' x 6' 1" (3.35m x 1.85m)

Window to rear elevation, panelled radiator and ceiling light point.

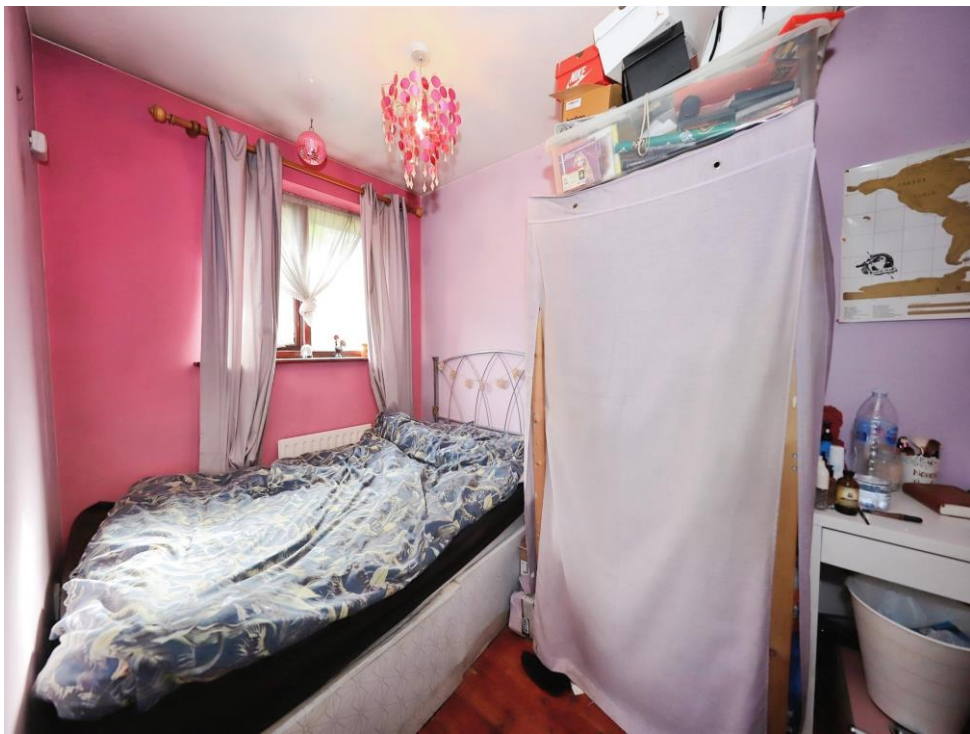
Bathroom

Panelled bath with shower overhead, partly tiled walls, low flush W.C, wash hand basin, panel radiator, ceiling light point and single glazed window to rear elevation.

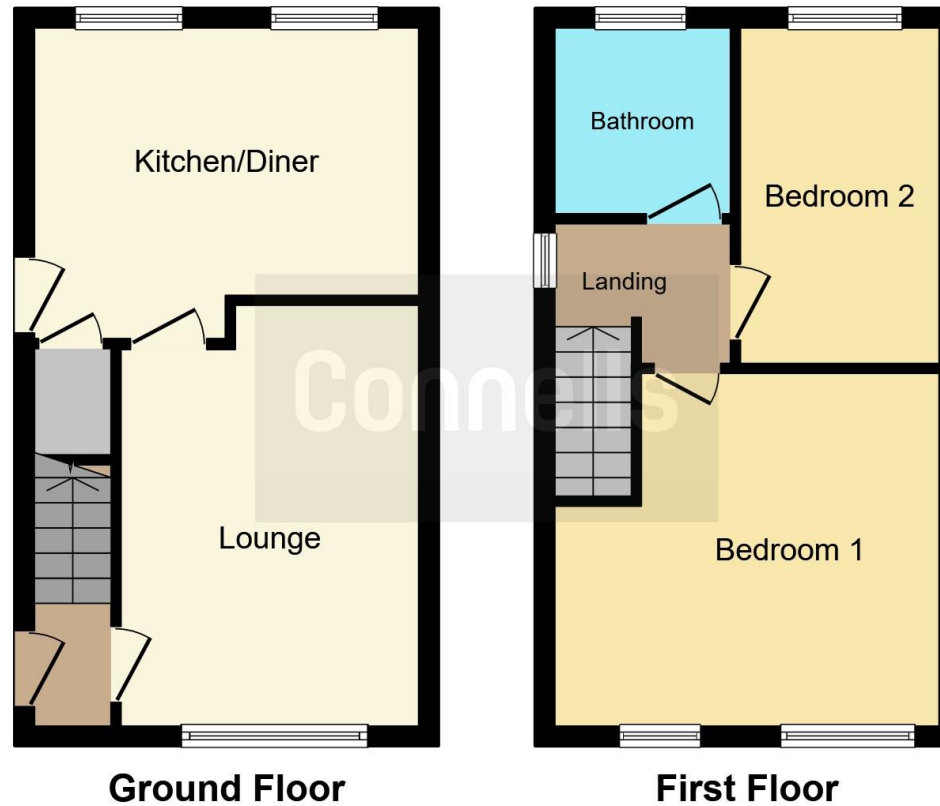
Outside Rear

Lawn with shrubbery and side 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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH328074

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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