



Connells

Woodstock Road
East Park Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this well presented and well laid out traditional three bedroom mid terrace family property. Internally the property has a good layout and must be viewed in order to appreciate.

The property comprises of entrance hall, entertainment style lounge, large open plan kitchen diner, utility area, three bedrooms and modern family bathroom. Externally there are front and rear gardens.

The Location & Area

Set to the east of Wolverhampton City Centre in the East Park area with easy access to Willenhall Road, within walking distance of East Park, easy access to Wolverhampton Rail Station and Bentley Bridge retail park for shopping.

Entrance Hall

Door to front, stairs to first floor landing, doors to various rooms.

Entertainment Style Lounge

13' 5" x 12' (4.09m x 3.66m)

Double glazed window to front, door to entrance hall, open to kitchen diner.

Open Plan Kitchen Diner

20' 9" x 8' 7" (6.32m x 2.62m)

French doors to rear, double glazed window to rear, a range of wall and base units, central heating radiator, space for dining table and chairs, inset sink, hob, oven and extractor, door to entrance hall, open to lounge, door to utility area.

Utility Area

Space for various appliances.



First Floor Landing

Doors to various rooms.

Bedroom One

11' 6" max x 11' 9" (3.51m max x 3.58m)

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

Bedroom Two

13' 8" x 8' 9" (4.17m x 2.67m)

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

Bedroom Three

9' 1" x 7' 6" (2.77m x 2.29m)

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

Family Bathroom

Two double glazed windows to rear, panelled bath, pedestal sink, low flush, door to first floor landing.

Outside Front

Lawned area, paved area.

Outside Rear

Enclosed rear garden.

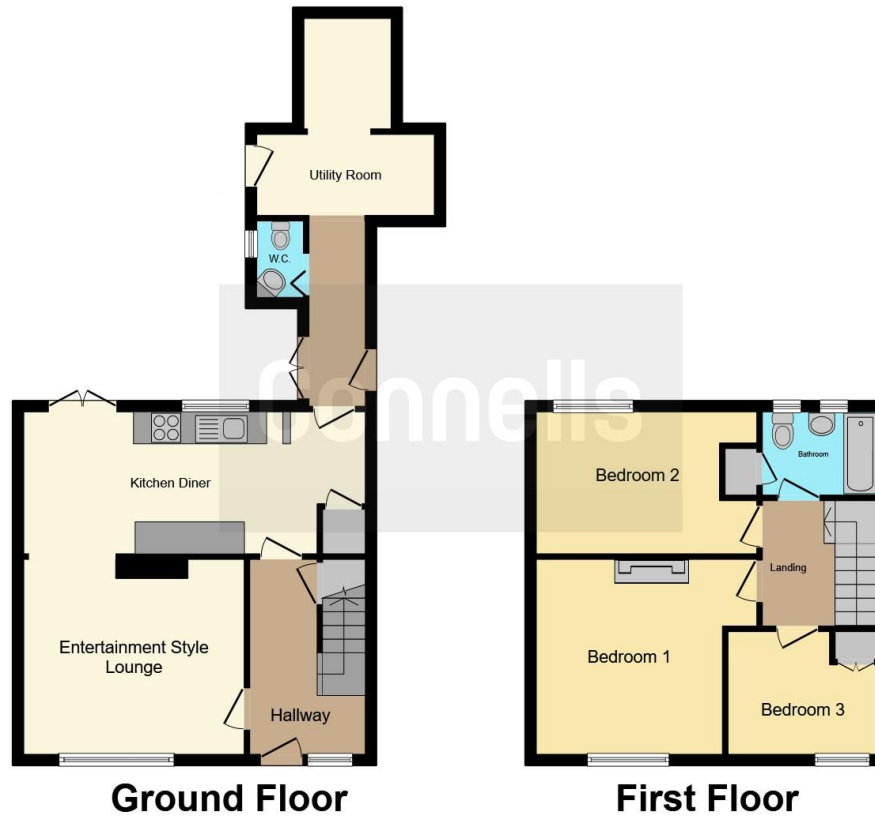
Agents Note

Please be advised the property has been identified as being affected by mine shafts and as such as advised is unsuitable for lending. Cash offers are advised.









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/WVH327773

Tenure: Freehold



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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