



Connells
connells.co.uk 01902 710 170
FOR SALE

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Property Description

CASH BUYERS ONLY

Award winning Connells Wolverhampton branch bring to the market this three bedroom mid terrace property in All Saints, close to Wolverhampton City Centre.

As you go on through the front door you enter into the front reception room and then into the second room. Both reception rooms offer a spacious feel and are perfect for the family and guests to enjoy and relax. A kitchen is to the rear of the property, along with a ground floor bathroom. Moving upstairs, there are three generously sized bedrooms, allowing adequate room for a family or guests visiting.

Outside to the rear, is a paved rear garden with steps upto a tiered section. Please note Japanese knotweed has been notified in the area. Please seek your own independent legal advice before committing purchasing.

Approach

Set back from the road side behind a pedestrian path leading upto the main accommodation

Front Reception/ Lounge

11' 1" max x 10' 1" max (3.38m max x 3.07m max)

Double glazed window to the front, ceiling light point, radiator and door to the rear reception room

Rear Reception/ Dining Room

12' 11" max x 11' 1" max (3.94m max x 3.38m max)

Double glazed window to the rear, two ceiling light points, radiator, storage cupboard and door leading to the stairs and a further door to the kitchen.

Kitchen

10' x 7' 1" (3.05m x 2.16m)

Matching wall and base units with inset sink and drainer with mixer tap, plumbing point, ceiling light point, partly tiled walls, radiator, double glazed window to the side and door to the lobby.

Lobby

Ceiling light point, door to ground floor bathroom and kitchen and rear garden.

Ground Floor Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, tiled walls, extractor fan, ceiling light point, radiator and double glazed window to the side.

First Floor Landing

Ceiling light point, loft access and doors to all bedrooms.

Bedroom One

11' 1" max x 10' max (3.38m max x 3.05m max)

Double glazed window to the front, radiator and ceiling light point.

Bedroom Two

12' 11" x 8' 1" (3.94m x 2.46m)

Double glazed window to the rear, ceiling light point, radiator and storage cupboard.

Bedroom Three

10' 1" x 7' 1" (3.07m x 2.16m)

Double glazed window to the rear, radiator, ceiling light point and wall mounted boiler.

Outside Rear

Paved rear garden with steps up to a tiered paved area.









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: Freehold

view this property online connells.co.uk/Property/WVH328825



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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