



**Connells**

Kingsland Road  
West Park Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this four bedroom, semi detached villa style family property, internally the property has an exceptionally large and spacious layout and must be viewed in order to fully appreciate and understand the tremendous amount of space on offer.

The property comprises of a covered entrance porch, inner entrance hall, lounge, dining room, kitchen, four bedrooms and a family bathroom. Externally there is a courtyard style garden to front, side access and an enclosed rear garden.

Viewing is highly recommended.

### Location And Area

Situated just a stone's throw away from the popular West Park which offers fantastic walks and lake views. Wolverhampton City centre is also within easy access. There are a fantastic selection of local schools nearby.

### Lounge

Window to front, gas fire, picture rail, radiator, door to entrance hall.

### Dining Room

Glazed door to rear, door to entrance hall.

### Kitchen

Range of wall and base units.



### **First Floor Landing**

Stairs to ground floor, doors to various rooms.

### **Bedroom One**

Glazed window, radiator, door to landing.

### **Bedroom Two**

Glazed window, radiator, door to landing.

### **Bedroom Three**

Glazed window, radiator, door to landing.

### **Second Floor Landing**

Door to bedroom four.

### **Bedroom Four**

Glazed side window, radiator, door to second floor landing.

### **Outside Front**

Small courtyard style garden to front, side gated access.

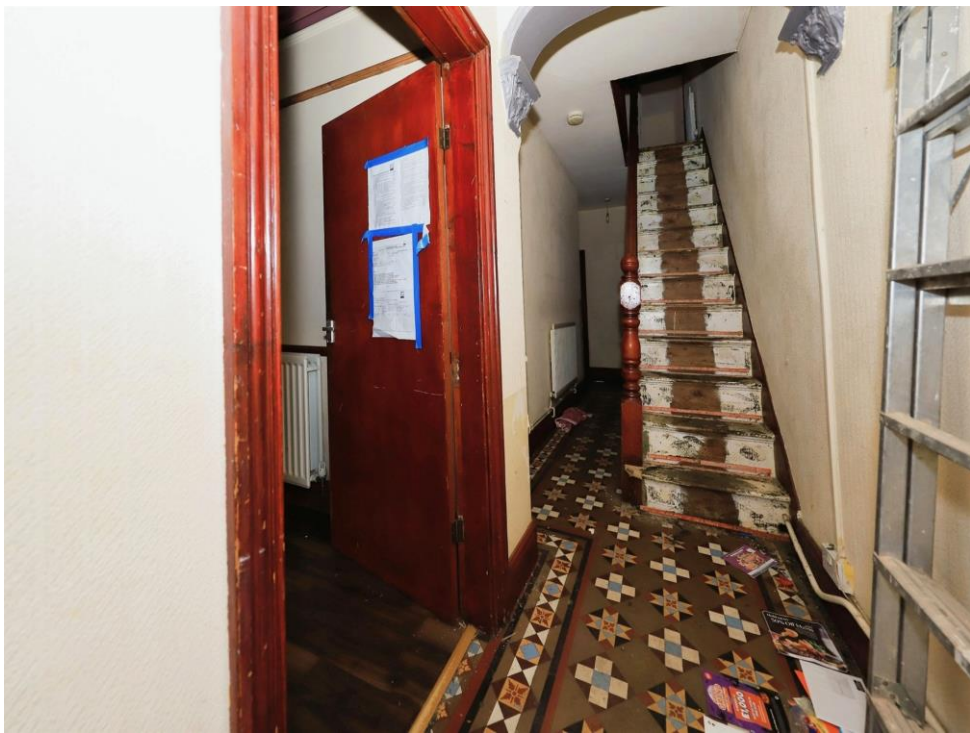
### **Outside Rear**

Good sized enclosed rear garden.

### **Agents Note**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









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**

**view this property online [connells.co.uk/Property/WVH329155](http://connells.co.uk/Property/WVH329155)**

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.

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