

Connells

Dunstall Hill Dunstall Wolverhampton







# **Property Description**

Connells Wolverhampton bring to the market this THREE BEDROOM MID TERRACE PROPERTY in the area of Dunstall Hill, Wolverhampton. PERFECT FOR INVESTORS, AS THE PROPERTY IS BEING SOLD WITH SITTING TENANTS.

Accommodation comprises; porch, entrance hallway, ground floor guest WC, lounge, kitchen diner, lobby with storage area, three bedrooms, bathrooms, off-road parking and rear garden.

## **Location And Area**

Set to the north of Wolverhampton City centre just off the Stafford Road in the Dunstall area, the property is less than one mile away from Wolverhampton City rail station and conveniently located for both Wolverhampton Girls High school and Heath Park School. The nearest hospital is West Park hospital which is just over half a mile away.

# Porch

Double glazed windows with wall light and door into hallway.

# **Entrance Hallway**

Automatic sensor ceiling light point, stairs rising to the first floor and doors to lounge, ground floor guest WC and kitchen.

#### **Ground Floor Guest Wc**

Low flush WC, wash hand basin with storage cupboards, window to the front, tiled walls and ceiling light point.

## Lounge

15' max x 11' max ( 4.57m max x 3.35m max )

Double glazed window to the front, two ceiling light points, radiator, and sliding door into the dining area.

### **Kitchen Diner**

17' max x 11' max ( 5.18m max x 3.35m max )

Matching wall and base units with integrated oven and microwave, gas hob, extractor hood, inset sink and drainer with mixer tap, two double glazed windows to the rear, two ceiling light points, plumbing point, radiator, door to lobby and sliding door to lounge.

# Lobby

Door to rear garden and storage area.

# **First Floor Landing**

Automatic sensor ceiling light point, loft access, storage cupboards and doors to bedrooms and bathroom.

### **Bedroom One**

13' 1" x 9' 1" ( 3.99m x 2.77m )

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

# **Bedroom Two**

12' x 9' (3.66m x 2.74m)

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

# **Bedroom Three**

7' 1" x 8' 1" ( 2.16m x 2.46m )

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

### **Bathroom**

Low flush WC, wash hand basin with storage cupboard, panelled bath with shower overhead, tiled walls, double glazed window to the rear, heated towel rail, wall mounted boiler and ceiling light point.

### **Outside Rear**

Paved patio with steps up to a lawn and central path leading to rear gate

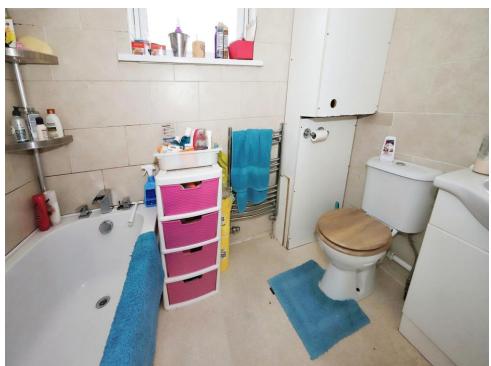
















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EPC Rating: C

Tenure: Freehold





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