



Connells
connells.co.uk 01902 710 170
FOR SALE

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









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/WVH309933

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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