



Connells

Leicester Street
Whitmore Reans Wolverhampton



Property Description

Connells Wolverhampton welcome to the market this TWO BEDROOM MID TERRACE home in the Whitmore Reans area with A SITTING TENANT AND HAS NO ONWARD CHAIN.

As you enter, you'll be greeted by an entrance hallway to two spacious reception rooms. Adjoining to the second reception room is a kitchen with access to the rear garden. Upstairs are two double bedrooms, dressing room which could be used as a potential third bedroom (subject to relevant building regulations) and a convenient bathroom. Outside is a rear garden for the residents and guests to enjoy the outdoor space.

Don't miss your chance to buy this home in Whitmore Reans. Perfect for investors as the property has sitting tenants.

Call our Connells Wolverhampton office today to book your viewing.

Location And Area

Situated just a stone's throw away from Wolverhampton City centre and University, there a selection of junior school and local shopping nearby.

Entrance Hall

Doors to lounge and dining room.

Dining Room

12' 7" x 7' 3" (3.84m x 2.21m)
Double glazed window to the rear, radiator, door to the stairs, storage cupboard and doors to the lounge and kitchen.

Lounge

15' 6" x 11' 2" (4.72m x 3.40m)
Double glazed window to the front, rad ceiling light point

Kitchen

11' x 6' 1" (3.35m x 1.85m)
An array of wall and base units with a stainless steel sink and drainer with taps, tiled walls, plumbing point for washing machine, ceiling light point, double glazed window to the rear and doors to the dining room and lobby.

Lobby

Door to the rear garden, kitchen and bathroom.

Ground Floor Bathroom

Panelled bath, tiled walls, low flush WC, wash hand basin, double glazed window to the side.

First Floor Landing

Doors to both bedrooms

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

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

Bedroom Two

12' 8" x 11' 2" (3.86m x 3.40m)

Double glazed window to the rear, radiator, ceiling light point door to dressing room.

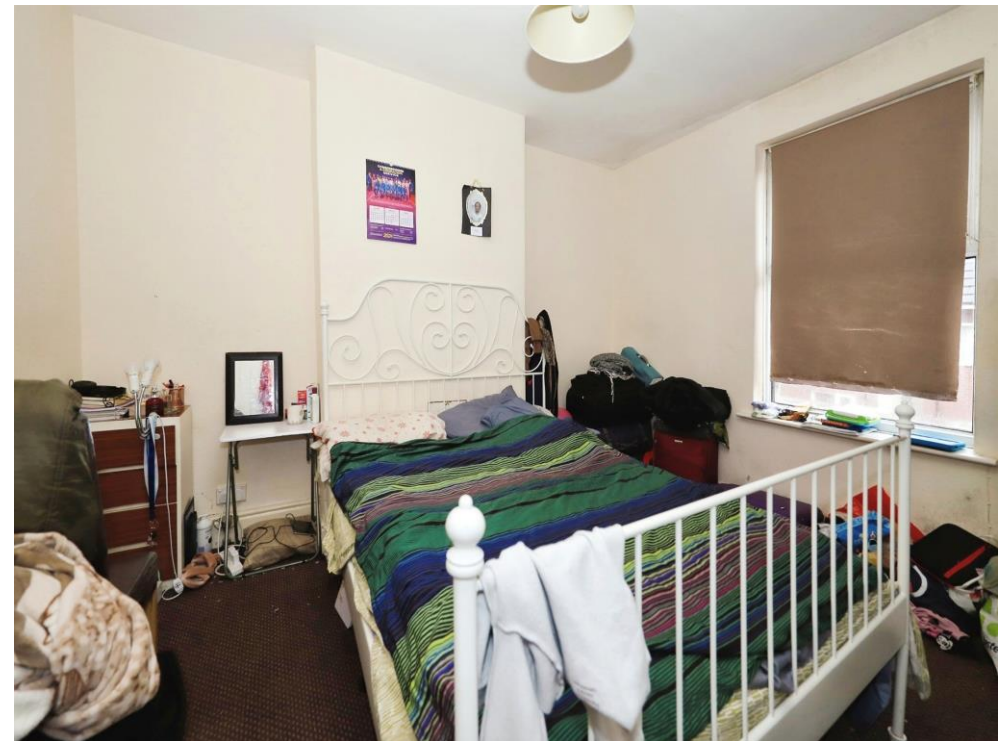
Dressing Area

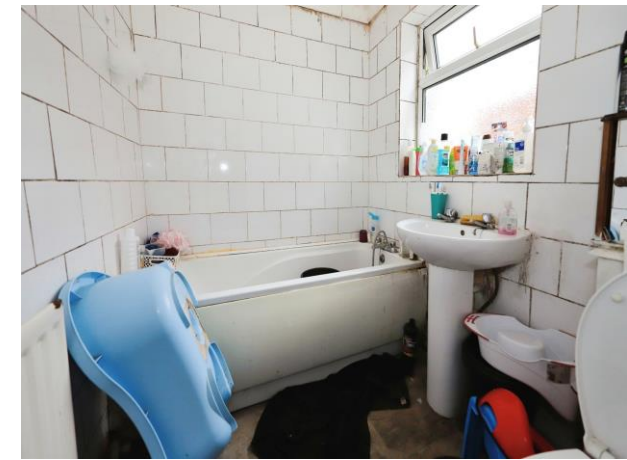
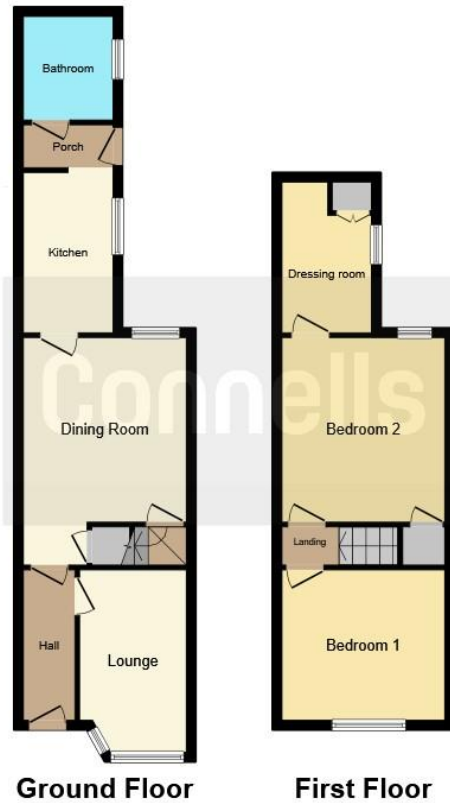
10' 4" x 6' 3" (3.15m x 1.91m)

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

Outside Rear

Lawn, timber fencing and shrubbery





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH328837

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH328837 - 0006