

Connells

Riches Street Wolverhampton







Property Description

Connells Wolverhampton have the delight of bringing to the market this deceptively spacious and well laid out three bedroom semi-detached family property with a potential fourth bedroom. Internally the property has a good lay out and must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, family shower room, separate loft area/ potential bedroom four. Externally there is a courtyard style garden to front, side gated access and a good sized enclosed rear garden.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Location And Area

Set to the north west of Wolverhampton City Centre in the West Park area just off Externally Road with easy access to Wolverhampton Rail Station, bus routes linking into the city centre and West Park Hospital. There is also excellent local schooling most noteworthy of which is Wolverhampton Girls High School and St Peters Collegiate Church of England School, Wolverhampton college is also a stones throw away.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to entrance hall, doors to various rooms, minton tile flooring.

Lounge

11'7" x 12' (3.53m x 3.66m)

Double glazed bay window to front, gas fire, open back to entrance hall.

Dining Room

9' 4" x 13' (2.84m x 3.96m)

Radiator, electric fire, french doors to rear garden, open to kitchen.

Kitchen

9' 2" x 11' 3" (2.79m x 3.43m)

Double glazed door to fire, double glazed window to side, range of wall and base units, gas fire, inset sink, space for a cooker, space for a washer, large understairs pantry, door to entrance hall.

First Floor Landing

Doors to various room, stairs to ground floor, stairs to loft area.

Bedroom One

15' 2" x 12' 10" (4.62m x 3.91m)

Two double glazed windows to front, radiator, ceiling fan, door to landing.

Bedroom Two

9'7" x 13' (2.92m x 3.96m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed window to rear, radiator, door to landing.

Family Shower Room

Double glazed window to side, shower in a walk in cubicle, pedestal sink, low flush toilet, door to landing.

Loft Area

Range of storage cupboards, skylight, stairs to first floor landing.

Outside Front

Small courtyard style garden area, side gated access leading to the rear garden.

Outside Rear

Large enclosed rear garden which has a large paved patio area leading to a further lawned area surrounded by a range of mature plants, trees and shrubs, timbre constructed shed and an outdoor toilet.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

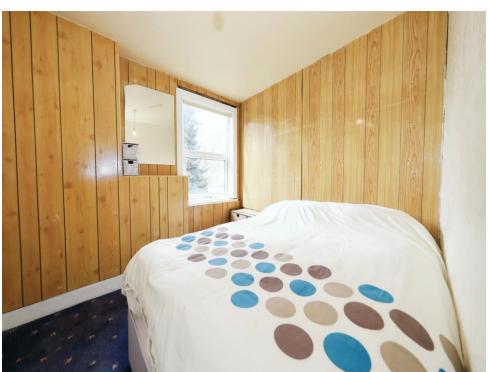
















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To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVH329665

EPC Rating: Awaited



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.