



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 downstairs 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, timber 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









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

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EPC Rating: Awaited

Tenure: Freehold

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



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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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