



Connells

Waltho Street
Whitmore Reans Wolverhampton



Property Description

Set to the north west of Wolverhampton City Centre with easy access to A449 and adjoining M54 motorway. Only a short drive from Wolverhampton Race Course and the local Tetterhall Village shopping facilities. Ideally placed for the city centre and rail station which is approximately a mile away with numerous local schools most noteworthy of which is Wolverhampton Girls High School which received an Outstanding Ofsted report.

The Location & Area

Set to the north west of Wolverhampton City Centre with easy access to A449 and adjoining M54 motorway. Only a short drive from Wolverhampton Race Course and the local Tetterhall Village shopping facilities. Ideally placed for the city centre and rail station which is approximately a mile away with numerous local schools most noteworthy of which is Wolverhampton Girls High School which received an Outstanding Ofsted report.

Approach

Set back from the roadside behind railings and front garden with path leading to the main accommodation and benefits from having off-road parking to the side and garage access.

Entrance Hall

Storage cupboard, ceiling light point, radiator, stairs rising to the first floor and doors to the kitchen diner, ground floor wc and lounge.

Ground Floor Wc

Low flush wc, wash hand basin unit, ceiling light point, tiled walls, heated towel rail, extractor fan.

Lounge

17' 1" max x 11' max (5.21m max x 3.35m max)

Double glazed window to the front, two radiators, two ceiling light points and French doors to the rear garden.

Kitchen Diner

Matching wall and base units, composite one and half drainer sink with spray tap. Integrated fridge, freezer and dishwasher, electric oven, four ring gas hob with extractor hood above, wall mounted boiler, double glazed windows to the front and rear and access to the utility.

Utility

Plumbing point for washing machine, fitted cupboards, radiator and door to the rear garden.

First Floor Landing

Double glazed window to the side, ceiling light point and doors to all bedrooms and bathroom.

Bedroom One

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

Double glazed window to the front, radiator, ceiling light point, double glazed window to the rear. Plumbing still available for potential en-suite.

Bedroom Two

Irregular Shaped Room 12' x 8' (3.66m x 2.44m)

Double glazed window to the front, ceiling light point, built-in wardrobe and loft access. (Irregular shaped room)

Bedroom Three

Irregular Shaped Room 12' x 6' 1" (3.66m x 1.85m)

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

Bathroom

L-shaped bath with shower overhead wash hand basin unit, low flush WC, tiled walls, heated towel rail, extractor fan and double glazed window to the rear.

Outside Rear

Slate chipping area, wooden decking, pergola, outside tap point and access to the garage.

Garage

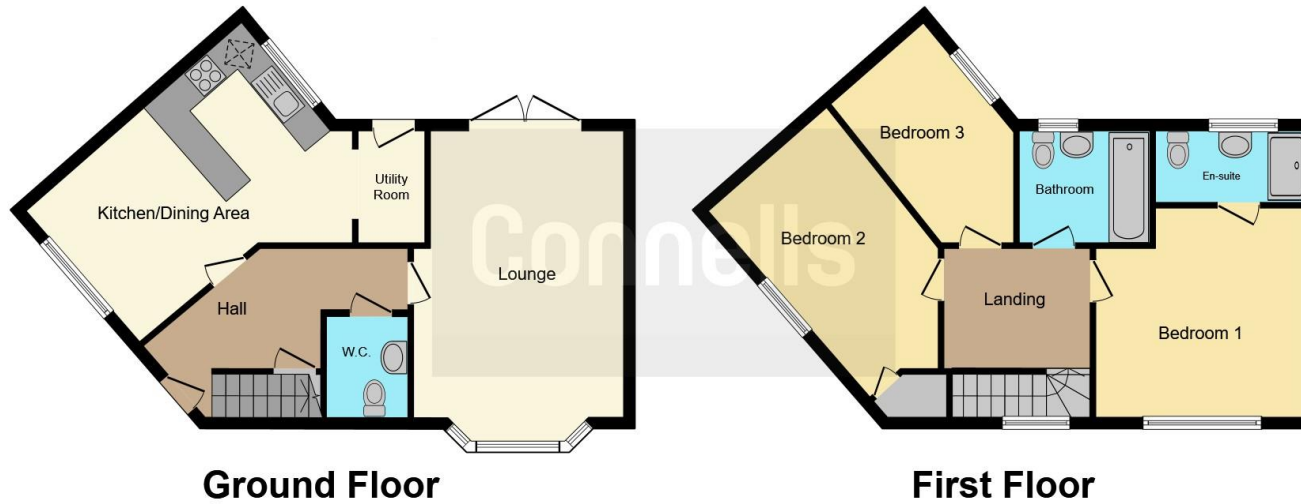
17' x 9' (5.18m x 2.74m)

Up and over garage door, lighting, power points and door to the rear garden.









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

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EPC Rating: C

Tenure: Freehold

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