



Connells

Brooklands Parade
East Park Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this deceptively spacious three bedroom semi-detached family property in a popular residential area. Benefiting from no onward chain this property would be an ideal family purchase.

The property currently comprises of an entrance porch, entrance hall, large lounge, second sitting room, modern fitted kitchen with utility area to side, downstairs wc, three bedrooms, family shower room, brick built storage sheds. Externally there is an extremely large and spacious front driveway area and a large enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Conveniently located for Bentley Bridge retail park offering a fantastic selection of local shopping. Also close by is New Cross Hospital and the popular Black Country route offering fantastic commuting links to the M6 and M54 motorways.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Doors to various rooms, stairs access, storage cupboard.

Lounge

14' 5" x 13' 4" (4.39m x 4.06m)

Double glazed window to front, radiator, gas fire, door to entrance hall.

Sitting Room

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window to rear, gas fire, tall column radiator, door to entrance hall, door to kitchen.

Modern Fitted Kitchen

10' 11" x 8' 3" (3.33m x 2.51m)

Double glazed window to rear, double glazed door to side, range of wall and base units, integrated one and a half stainless steel drainer sink, inset oven, hob and extractor, electric radiator, door to utility.

Utility

Door to kitchen, space for fridge freezer, doors to various rooms, doors to various storage sheds and a downstairs wc.

First Floor Landing

Doors to various rooms

Bedroom One

9' x 13' 7" (2.74m x 4.14m)

Double glazed window to front, radiator, two fitted wardrobes, door to landing.

Bedroom Two

12' 5" x 11' 2" (3.78m x 3.40m)

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

Bedroom Three

7' 6" x 9' 2" (2.29m x 2.79m)

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

Family Bathroom

Double glazed window to front, shower in cubicle, radiator, low flush toilet, pedestal sink, door to landing.

Outside Front

Large block paved driveway offering ample off road parking.

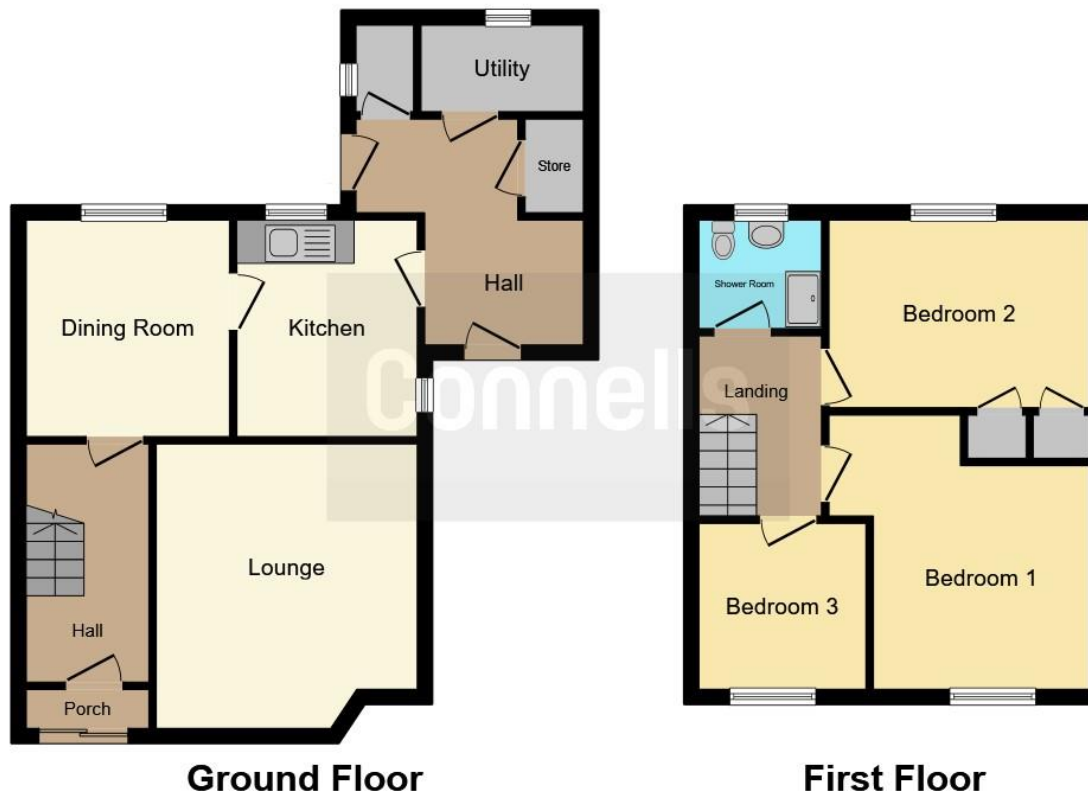
Outside Rear

Large enclosed rear garden, mostly lawned surrounded by a range of plants, trees and shrubs and paved patio areas.









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

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Tenure: Freehold



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