



**Connells**

Chain Gardens  
All Saints Wolverhampton



# Chain Gardens All Saints Wolverhampton WV2 2FA

for sale offers in the region of  
**£240,000**



## Property Description

The Award Winning Connells Wolverhampton branch welcome to the market Chain Gardens, a modern three-bedroom semi-detached family home nestled in the All Saints area of Wolverhampton.

Step inside to discover an inviting entrance hallway leading to a convenient ground floor WC, a modern kitchen complete with integrated appliances and a dining area, as well as a spacious lounge to the rear, perfect for family gatherings. Upstairs, you'll find three bedrooms, with the main bedroom boasting an en-suite shower room for added comfort. The first floor also features a stylish family bathroom. Outside, the property offers ample off-road parking to the side of the property with EV charging point and a rear garden providing a private outdoor retreat, and the added bonus of solar panels, ensuring energy efficiency.

## Approach

Set back from the roadside with off road parking to the side of the property and front path leading to the main accommodation. The property benefits from having an electric vehicle charging point.

## Entrance Hall

Radiator, stairs rising to the first floor, ceiling light point and doors to the ground floor WC, kitchen and lounge.

## Ground Floor Wc

Low flush wc, wall mounted wash hand basin, ceiling light point, extractor fan, radiator and double glazed window to the front.



## The Location & Area

Situated in the All Saints area of Wolverhampton this property sits just a short distance away from the City centre. Located nearby there are numerous shops, restaurants and other useful facilities. The property has great access for Wolverhampton University as well doctors, dentists and schooling

## Kitchen

15' 10" x 8' 1" ( 4.83m x 2.46m )

Matching wall and base units with integrated oven and grill, fridge and freezer and dishwasher. Inset one and a half sink and drainer with spray mixer tap, plumbing point for washing machine, gas hob with extractor hood above, wall mounted boiler, extractor fan, ceiling spotlights, ceiling light point, radiator and double glazed window to the front.

## Lounge

16' max x 9' 1" ( 4.88m max x 2.77m )

Double glazed window to the rear, ceiling light point, radiator and French doors leading to the rear garden.

## First Floor Landing

Loft access, ceiling light point, airing cupboard and doors leading to all bedrooms and bathroom.

## Bedroom One

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed window to the rear, radiator, ceiling light point and door leading to the en-suite.

## En-Suite Shower Room

Shower cubicle, wall mounted wash hand basin, low flush WC, partly tiled walls, extractor fan, radiator, ceiling light point and a double glazed window to the side.

## Bedroom Two

9' x 9' ( 2.74m x 2.74m )

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

## Bedroom Three

8' x 6' ( 2.44m x 1.83m )

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

## Bathroom

Panelled bath with a shower overhead, low flush wc, wall mounted wash hand basin, heated towel rail, partly tiled walls, extractor fan, ceiling spotlights and double glazed window to the front.

## Outside Rear

Paved patio area with lawn, outside tap point and side gate.

## Agents Note

Please note the Vendor advises that the solar panels are owned. The property benefits from having an EV charging point.

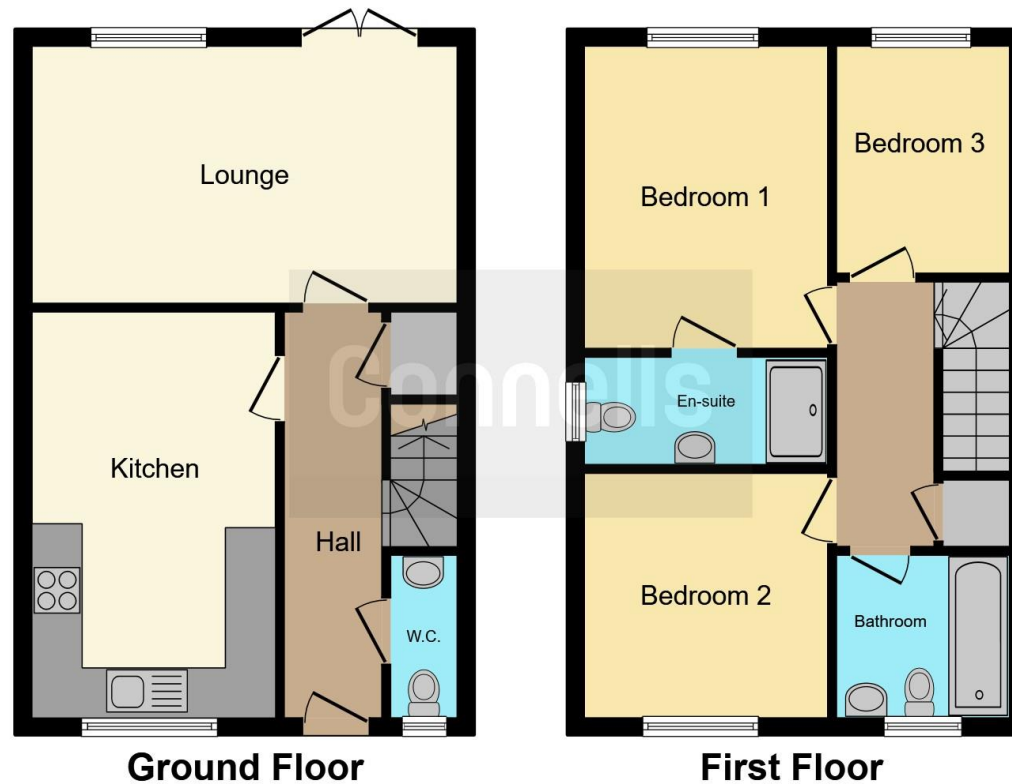












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**EPC Rating: B**

Tenure: Freehold

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