



**Connells**

Brown Street  
Blakenhall Wolverhampton





### Property Description

Connells Wolverhampton brings to the market this great opportunity to purchase a two bedroom mid terrace property in the Blakenhall area and boasts no onward chain.

As you enter, you'll be greeted by a spacious lounge which then leads you into the dining room. Adjoining to the dining room is a modern kitchen with access to the rear garden. Heading upstairs you'll find two double bedrooms and a bathroom. Externally there is a courtyard style frontage and an enclosed low maintenance rear garden.

This property is perfect for first time buyers or buyers to let investors. Local to Wolverhampton City Centre and amenities.

Call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Set to the south of Wolverhampton City Centre ideally placed for access to Wolverhampton train station and access to Birmingham New Road with fantastic shopping facilities nearby.

### Approach

Set back from the roadside behind brick walling with path to the main accommodation.

### Lounge

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

Double glazed window to the front, meter cupboard, ceiling light point, radiator and door to the dining room.

### Dining Room

12' max x 11' max ( 3.66m max x 3.35m max )

Double glazed window to the rear, radiator, storage cupboard, ceiling light point and doors to the kitchen and stairs.

### Kitchen

9' x 6' ( 2.74m x 1.83m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor hood above, partly tiled walls, radiator, wall mounted boiler, ceiling light point, double glazed window to the rear and door to the rear garden.



## First Floor Landing

Two ceiling light points, loft access, radiator and doors to all bedrooms and bathroom

## Bedroom One

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

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

## Bedroom Two

12' max x 8' max ( 3.66m max x 2.44m max )

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

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, partly tiled walls, radiator, ceiling light point, extractor fan and double glazed window to the rear.

## Garden

Paved area with tiered lawn and right of access passage way.



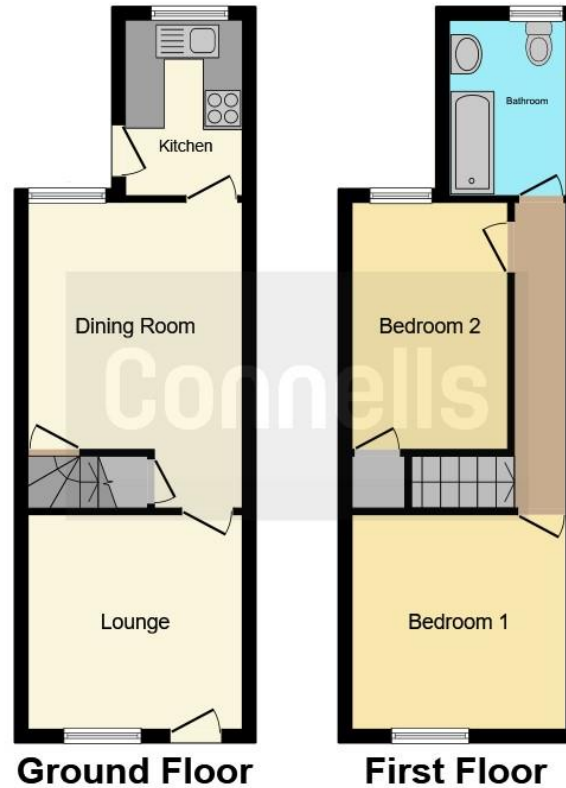












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329212](http://connells.co.uk/Property/WVH329212)**

Tenure: Freehold



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