



**Connells**

Evans Street  
Whitmore Reans Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure of brining to the market this fantastic CHAIN FREE family home close to Wolverhampton City Centre. Benefiting from GARAGE TO REAR as well as front and rear gardens this property would be an ideal family home. Internally the property is in a good condition and must be viewed in order to fully appreciate.

Comprising of a lounge, spacious kitchen diner, downstairs wc, three bedrooms, family bathroom. Externally there are front and rear gardens as well as a garage.

### Location And Area

Set to the south east of Wolverhampton City Centre just off Moseley Road, ideally placed for access to Black Country Route and adjoining Birmingham New Road. The property is approximately two miles away from Wolverhampton Rail Station and nearby numerous local schools most noteworthy of which is Holy Trinity Catholic Primary School which has received an Outstanding Ofsted Report.

### Entrance Hall

Double glazed door to front, doors to various rooms.

### Lounge

14' 2" x 10' 6" ( 4.32m x 3.20m )

Double glazed window to front, door to entrance hall.

### Kitchen Diner

14' x 10' 6" ( 4.27m x 3.20m )

Double glazed window to rear, door to entrance hall, range of wall and base units, space for a cooker, space for a washer, space for a fridge freezer, space for a dining table, integrated extractor fan.

### Downstairs Wc

Double glazed window to rear, wash hand basin, low flush toilet, door to entrance hall.

## First Floor Landing

Doors to various rooms, storage area.

## Bedroom One

11' 7" x 10' 8" ( 3.53m x 3.25m )

Double glazed window to front, fitted wardrobe, door to landing.

## Bedroom Two

13' 2" x 9' 7" ( 4.01m x 2.92m )

Double glazed window to rear, fitted wardrobe, door to landing.

## Bedroom Three

8' 7" x 7' ( 2.62m x 2.13m )

Double glazed window to front, door to landing.

## Bathroom

Double glazed window to rear, low flush toilet, wash hand basin, panelled bath, door to landing.

## Garage

15' 8" x 8' 4" ( 4.78m x 2.54m )

Up and over door to front.

## Outside Front

Large lawned area, paved pathway.

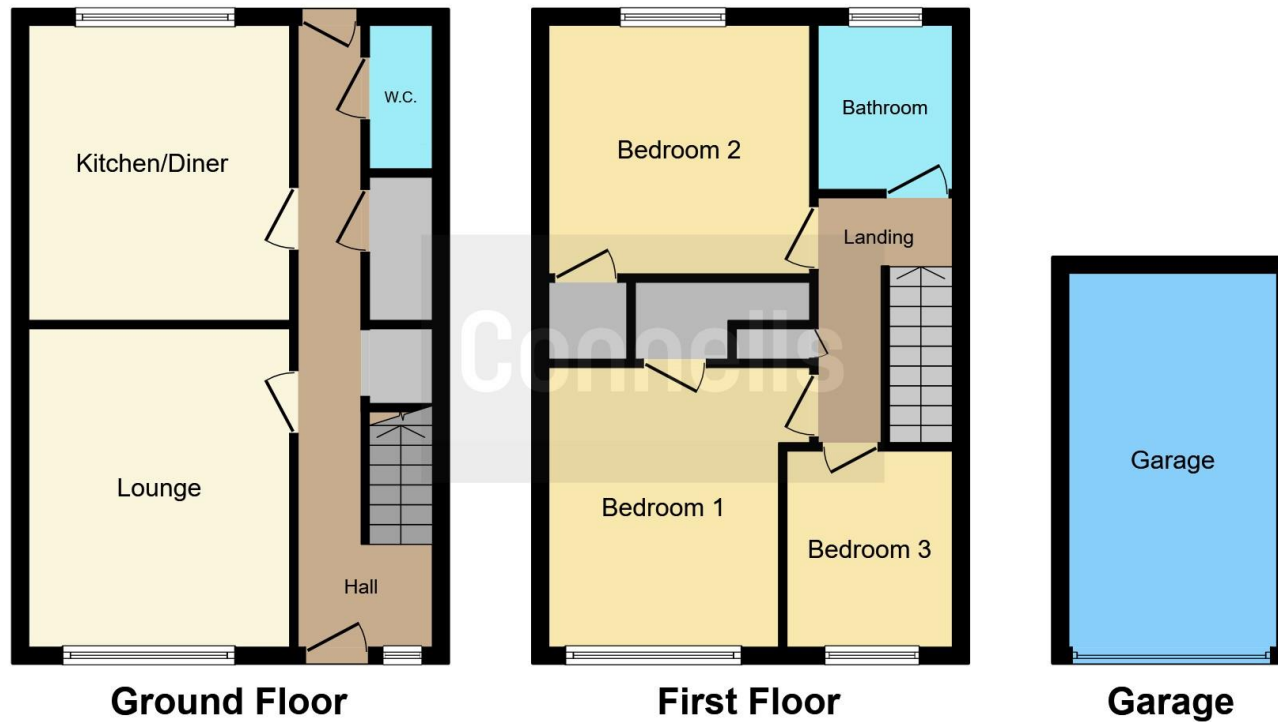
## Outside Rear

Good sized enclosed rear garden, gated access, large paved patio area, additional lawned area.









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: E**

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Tenure: Freehold



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