



Connells

connells.co.uk 01902 710 170

FOR SALE

Connells

Thornton Road
East Park Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this exceptionally spacious two bedroom end-terraced family property in the popular East Park area. Located close to popular schooling as well as easy transport access into Wolverhampton City Centre.

Internally the property has a large lay out and should be viewed in order to fully appreciate. The property comprises of an entrance porch, entrance hall, lounge, kitchen diner, conservatory, side entry way, two bedrooms, bathroom and a separate toilet. Externally to the front there is a small courtyard style garden which is mostly paved and to the rear there is a generously proportioned rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated just to off the main Willenhall Road with fantastic commuting links to the Black Country route and linking to the M6 and M54 motorways. Popular shopping can be found nearby which includes Wednesfield and Bentley Bridge retail park as well as Willenhall and Wolverhampton City centre.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to entrance hall, stairs access, radiator door to lounge.

Lounge

16' 9" x 9' 7" (5.11m x 2.92m)
Double glazed bow window to front, radiator, gas fire, sliding door to rear conservatory, door to kitchen diner.

Kitchen Diner

12' x 8' 9" (3.66m x 2.67m)
Double glazed window to rear, range of wall and base units, space for various appliances and open to dining area.

Kitchen Area

7' 5" x 6' (2.26m x 1.83m)
Double glazed window to front, door to side entry way.

Conservatory

7' 8" x 10' 9" (2.34m x 3.28m)

Double glazed french doors to rear, double glazed windows, door to lounge.

Side Entry Way

17' 8" x 14' 2" (5.38m x 4.32m)

Double glazed door to rear, double glazed door to front, door to kitchen, plumbing for washing machine.

First Floor Landing

Loft access, doors to various rooms, airing cupboard.

Bedroom One

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

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

Bedroom Two

11' x 9' 7" (3.35m x 2.92m)

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

Bathroom

Double glazed window to rear, wash hand basin, electric shower in cubicle, vanity sink, spotlights, extractor, door to landing.

Separate Wc

Double glazed window to rear, low flush toilet, spotlights, door to landing.

Outside Front

Small courtyard style garden which is mostly paved.

Outside Rear

Large enclosed rear garden, mostly paved surrounded by a range of panelled fencing with rear gated and road access.

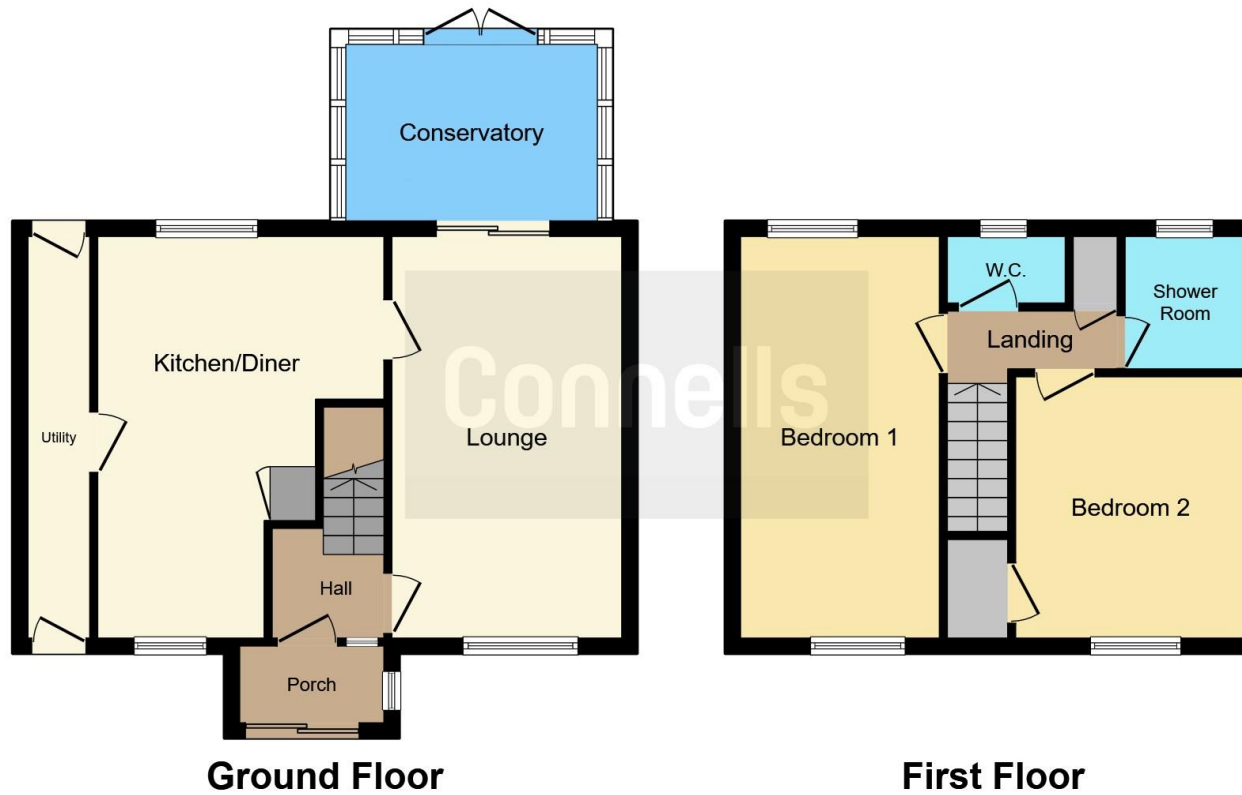
Agents Note

Please note the vendor has advised that this property is affected by a coal mine shaft which may have restricted lending, please speak to your conveyancer before incurring any costs.









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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WVH329311

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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