



Connells

Rothesay Gardens
Monmore Grange Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this stylish and deceptively spacious CHAIN FREE three bedroom semi detached family property in a popular residential area.

The property comprises entrance hall, sitting room, modern kitchen diner, utility room and ground floor wc. The first floor there are lounge, Bedroom Three and bathroom. On the top floor Bedroom One, en-suite and Bedroom Two. Externally there is a garage, parking space, small courtyard style garden and enclosed rear garden

The Location & Area

Set to the south of Wolverhampton City Centre on the popular Monmore Grange development with easy access to A449 for commuting, good rail links in the form of Wolverhampton and Coseley rail stations, numerous local schools, shopping facilities and restaurants.

Entrance Hall

Double glazed door to front, doors to various rooms, stairs to first floor landing.

Sitting Room

13' x 9' (3.96m x 2.74m)

Double glazed window to front, central heating radiator, open to kitchen diner, door to entrance hall.

Kitchen Diner

16' x 9' (4.88m x 2.74m)

French doors to rear garden, a range of wall and base units, integrated double oven, hob and extractor, one and half drainer sink, space for fridge freezer, door to utility.

Utility

5' x 5' (1.52m x 1.52m)

Double glazed window to rear, inset sink, boiler, work surfaces, door to ground floor wc.

Ground Floor Wc

Low flush toilet, wash hand basin, door to utility.

First Floor Landing

Doors to various rooms.

Lounge

13' 4" x 15' (4.06m x 4.57m)

Two double glazed windows to front, gas fire, central heating radiator, door to first floor landing.

Bedroom Three

8' x 13' 2" (2.44m x 4.01m)

Two double glazed window to rear, fitted wardrobes, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, extractor fan, door to first floor landing.

Second Floor Landing

Doors to various rooms.

Bedroom One

10' 1" x 13' (3.07m x 3.96m)

Double glazed window to front, double glazed door to balcony, fitted wardrobes, central heating radiator, door to second floor landing, door to en-suite.

En-Suite

Shower cubicle with mixer shower, pedestal sink, low flush toilet, central heating radiator, door to Bedroom One.

Bedroom Two

9' x 13' (2.74m x 3.96m)

Two double glazed windows to rear, central heating radiator, fitted wardrobes, door to second floor landing.

Garage

Up and over door to front with parking space to front.

Outside Front

Small courtyard style frontage with wrought iron fencing.

Outside Rear

Good size enclosed rear garden with lawned area, patio area, panelled fences.

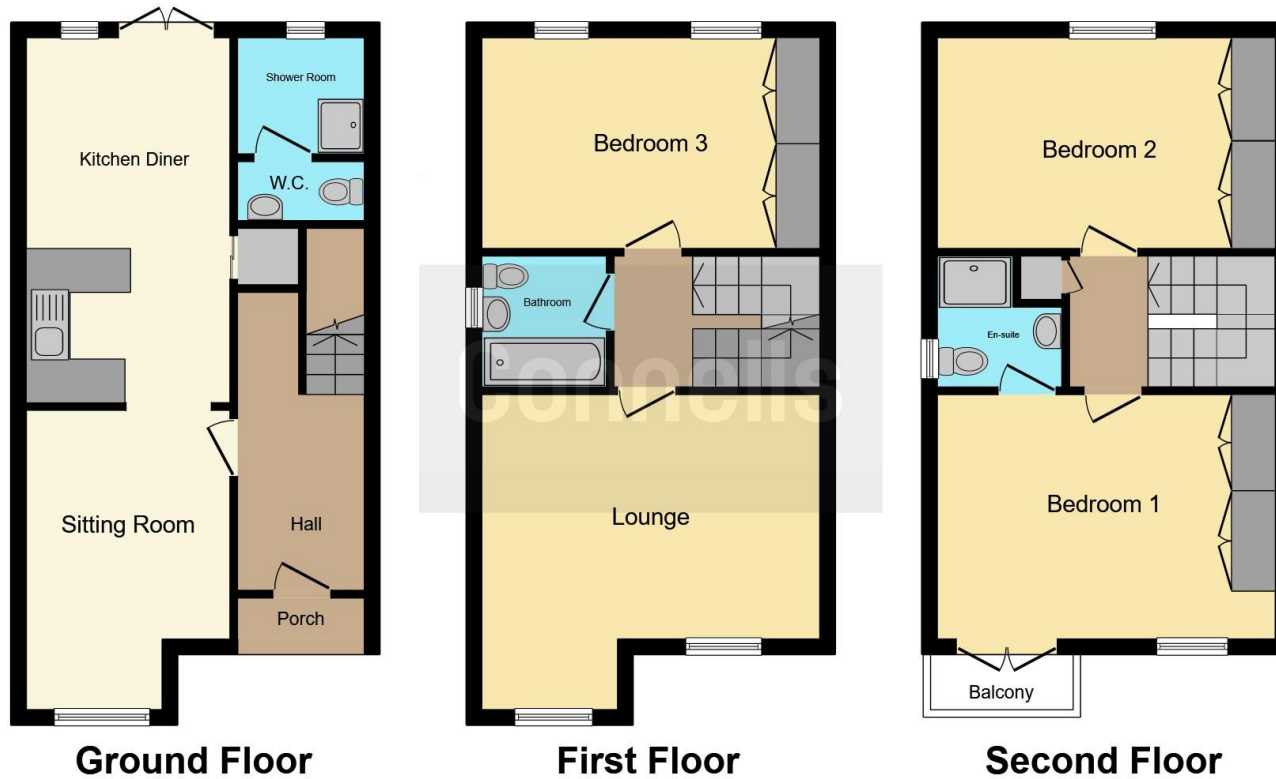
Agents Note

Please note there is a payable of £60 every six months for a service charge for the gates.









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

view this property online connells.co.uk/Property/WVH329978

Tenure: Freehold



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