



**Connells**

Coleman Street  
Whitmore Reans Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this fabulous investment opportunity comprising 2 one bedrooms self contained flats previously a two bedroom mid terrace property. This property is ideal for an investor looking for two sources of rent with one of the flats currently tenanted. The properties should be viewed by serious parties only

Each flat comprises lounge, kitchen, bedroom and bathroom. Externally there is a rear garden currently used by the ground floor flat only.

### The Location & Area

Set to the north west of Wolverhampton City Centre just off Newhampton Road West overlooking communal green, approximately 1.3 miles away from Wolverhampton Rail Station. The property is also 0.6 miles away from West Park Hospital and within easy access to Wolverhampton City Centre with all the shopping facilities and eateries that it provides.

### Ground Floor Flat

Lounge, kitchen, bedroom

### Kitchen

9' x 7' 11" ( 2.74m x 2.41m )

Double glazed window to side, double glazed door to side, a range of wall and base units, inset oven, hob and extractor, washing machine, fridge, door to bathroom, door to lounge.

### Lounge

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

Double glazed window to rear, electric storage heater, door to kitchen and bedroom.

### Bedroom

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

Double glazed window to front, electric storage heater, meter access, door to lounge.

### Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, extractor, door to kitchen.



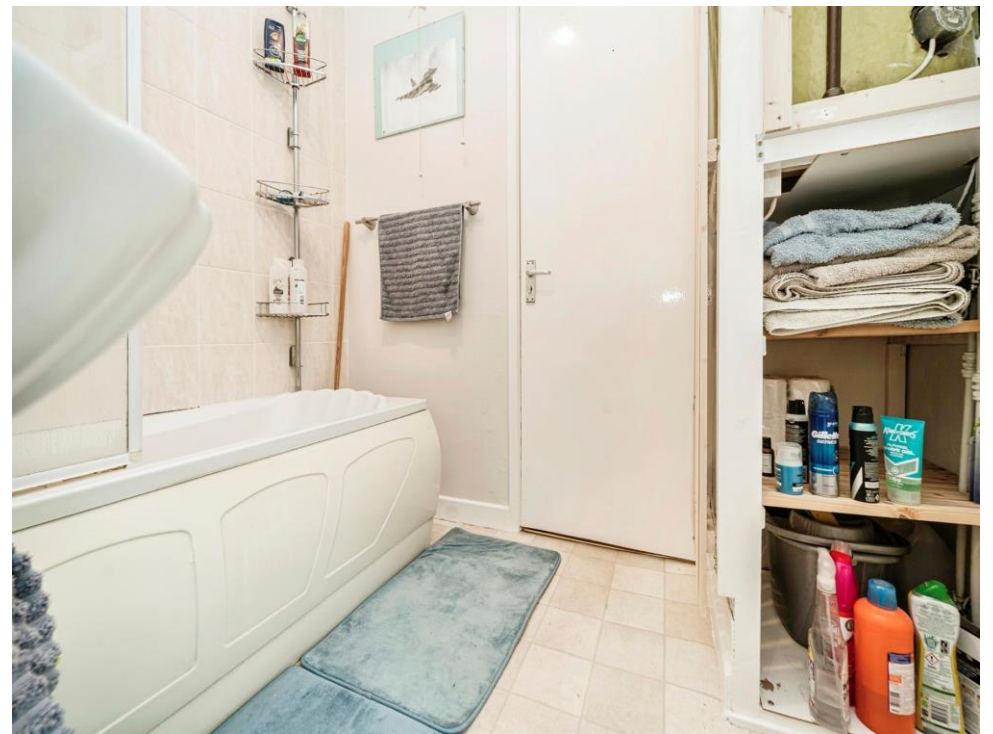
### **First Floor Flat**

Currently with a long standing tenant, Having lounge, kitchen and bathroom.

### **Outside**

Shared rear access leading to a large enclosed rear garden currently used by the ground floor apartment.









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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329939](http://connells.co.uk/Property/WVH329939)**



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