



**Connells**

Ledbury Drive  
Wolverhampton





### Property Description

Connells Wolverhampton are delighted to bring to the market this attractive and well presented two bedroom mid-terraced family property in a popular residential location. Available with no onward chain this property would make an ideal first time purchase.

The property comprises of an entrance hall, large over 15ft long lounge with French doors to rear garden, attractive and recently replaced modern fitted kitchen, two generously proportioned bedrooms and a separate family bathroom.

Externally there is a large rear garden ideal for those with children and an additional garden area to front.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set to the east of Wolverhampton City Centre in the East Park area with easy access to Willenhall Road, within walking distance of East Park, easy access to Wolverhampton Rail Station and Bentley Bridge retail park for shopping.

### Entrance Hall

Double glazed door to front, stairs access, door to lounge.

### Lounge

15' 6" x 9' 7" ( 4.72m x 2.92m )

French doors to rear, double glazed window to front, radiator, door to entrance hall, door to kitchen.

### Kitchen

Double glazed door to front, double glazed door to rear, double glazed window to rear, range of wall and base units with roll top work surfaces, inset sink, inset oven hob and extractor, space for a washer and space for a fridge freezer, door to lounge.



## First Floor Landing

Doors to various rooms.

## Bedroom One

17' 11" x 9' ( 5.46m x 2.74m )

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

## Bedroom Two

11' 4" x 9' 7" ( 3.45m x 2.92m )

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

## Bathroom

Double glazed window to rear, pedestal sink, electric shower, low flush toilet, door to landing.

## Outside Front

Lawned area and a paved step way area.

## Outside Rear

Good sized enclosed lawned rear garden surrounded by a range of panelled fencing with a paved patio area.

## Agents Notes

Please note whilst the vendors aren't aware of any mine shafts the property sits within a mining location. Please seek legal advise before incurring any costs.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



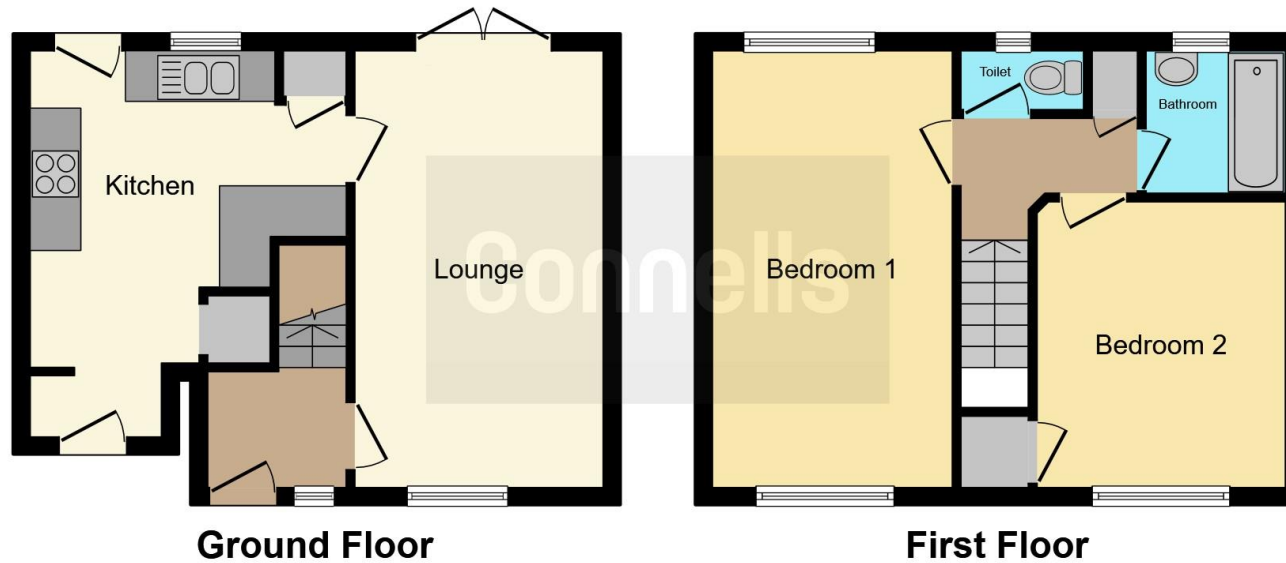












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH330263](http://connells.co.uk/Property/WVH330263)**

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.

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