



Connells

Forge Road
All Saints Wolverhampton



Property Description

Connells Wolverhampton bring to the market this fabulous two bedroom property in a popular cul-de-sac location. Having been maintained to a very high standard by the current owner, this property should be viewed in order to fully appreciate. The property benefits having a fitted HIVE heating system.

The property comprises entrance hall, large entertainment style kitchen lounge and downstairs wc. To the first floor there two generously proportioned bedrooms and a bathroom. Externally there is a driveway, electric car charging point and a good size enclosed rear garden.

The Location & Area

Situated in the All Saints area of Wolverhampton this property sits just a short distance away from the City centre. Located nearby there are numerous shops, restaurants and other useful facilities. The property has great access for Wolverhampton University as well doctors, dentists and schooling. The West Midlands Metro Station and Wolverhampton Railway Station are also a short distance away.

Entrance Hall

Double glazed door to front, door to lounge, door to downstairs wc.

Downstairs Wc

Double glazed window to front, central heating radiator, low flush toilet, wash hand basin, central heating radiator, door to entrance hall.

Entertainment Kitchen Lounge

23' 9" x 13' 1" (7.24m x 3.99m)

Double glazed window to rear, french doors to rear, double glazed window to front, two central heating radiators, stairs to first floor landing.

Kitchen Area

A range of stylish wall and basin units, integrated oven, hob and extractor, boiler cupboard, integrated fridge, freezer, dishwasher, inset stainless steel drainer sink, under counter feature lighting, spotlights, breakfast bar area with feature overhead lighting, additional lounge area.

First Floor Landing

Doors to various rooms.

Bedroom One

8' 2" x 13' 8" (2.49m x 4.17m)

Two double glazed windows to rear, fitted wardrobe, central heating radiator, door to first floor landing.

Bedroom Two

8' 2" x 13' 10" (2.49m x 4.22m)

Two double glazed window to front, central heating radiator, door to first floor landing.

Bathroom

Double glazed window to rear, L shaped panelled bath with electric shower, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Large block paved driveway providing off road parking, electric car charging point, side paved access leading to rear garden.

Outside Rear

Lawned area, paved patio area, gravelled bed, surrounding panel fencing, side gates access.

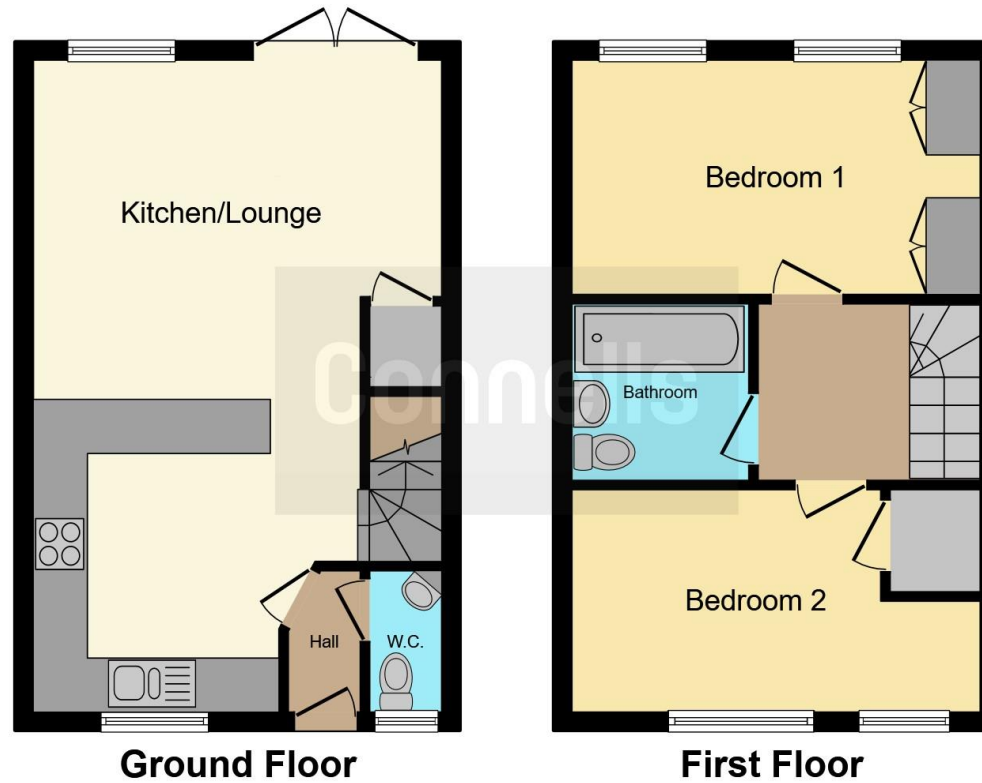
Agents Note

The Vendor advised there is monthly estate fee of approximately £11 per month.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B

view this property online connells.co.uk/Property/WVH330437

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330437 - 0004