



**Connells**

Martin Street  
Parkfield Wolverhampton





### Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented three bedroom semi detached family property close to popular transport access links. Internally the property is in wonderful condition and must be viewed in order to fully appreciate.

The property comprises of lounge, dining room, modern fitted kitchen and attractive family bathroom with separate walk-in shower room. To the first floor there are three bedrooms. Externally there is a courtyard style frontage, side shared access and large highly maintained rear garden.

### The Location & Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous supermarkets and local schools including two Ofsted rated Outstanding located within a mile from the property.

### Lounge

12' 4" x 12' ( 3.76m x 3.66m )  
Double glazed window to front, double glazed door to front, central heating radiator, door to dining room.

### Dining Room

12' 10" x 12' 4" ( 3.91m x 3.76m )  
Double glazed window to rear, central heating radiator, stairs to first floor landing, door to kitchen, door to lounge.

### Kitchen

14' 4" x 8' 2" ( 4.37m x 2.49m )  
Double glazed door and window to side, a range of wall and base units, space for washing machine, space dishwasher, space for fridge freezer, stainless steel sink, door to dining room, door to bathroom.

### Bathroom

Double glazed window to rear, shower cubicle with waterfall shower, panelled bath, low flush toilet, wash hand basin, central heating radiator, door to kitchen.

### First Floor Landing

Doors to various rooms, stairs to ground floor.

### Bedroom One

12' x 11' 8" ( 3.66m x 3.56m )

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

### Bedroom Two

8' 2" x 12' ( 2.49m x 3.66m )

Double glazed window to rear, central heating radiator, door to first floor landing.

### Bedroom Three

7' 3" x 9' 2" ( 2.21m x 2.79m )

Double glazed window to rear, central heating radiator, door to first floor landing.

### Outside Front

Courtyard style frontage with gated side shared access leading to the rear door.

### Outside Rear

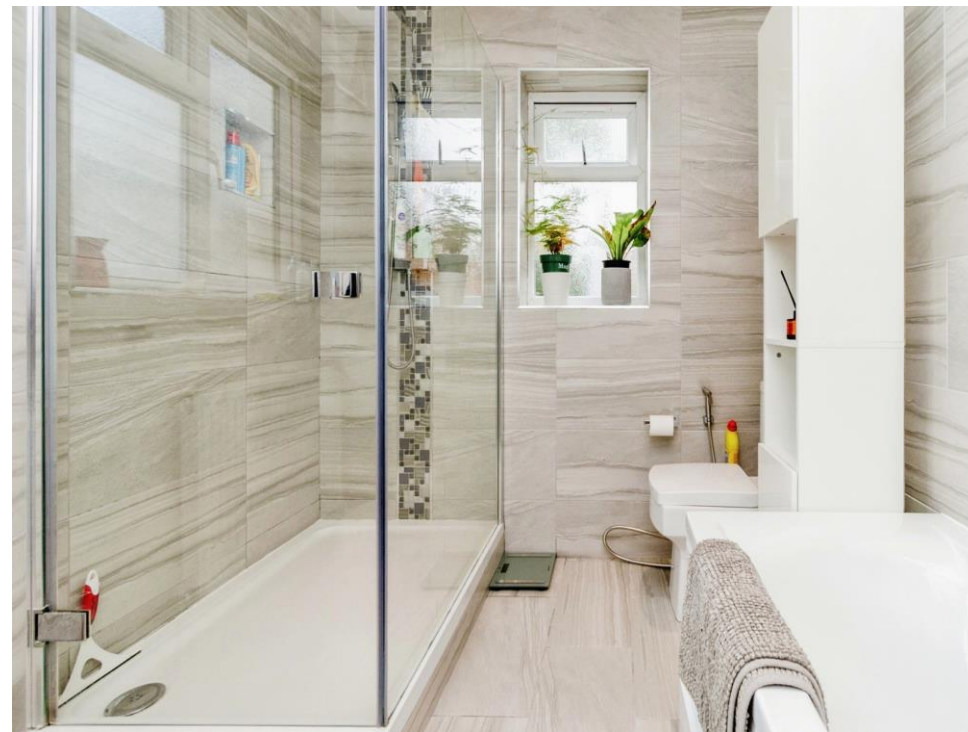
A generous highly landscaped rear garden with a range of mature plants, trees and shrubs, lawned area, planter bed areas, paved patio area ideal for entertaining.

### Agents Note

The property sits within an area which is renowned for historic mining, please seek legal advice from a conveyancer prior to committing any funds to the purchase.















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/WVH330017](http://connells.co.uk/Property/WVH330017)**



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