





### Property Description

The award-winning Connells Wolverhampton branch welcome to the market this three bedroom mid terrace family home on Kimberley Street with no onward chain in the area of Penn Fields.

Entering the property you are greeted with an entrance hallway leading to the front and second reception room offering plenty of space for a lounge and dining room. From the dining room you can access the kitchen with an adjoining ground floor bathroom.

Heading upstairs you'll find three generously sized bedrooms for a growing family.

Outside to the front is a courtyard style frontage and to the rear is a rear garden with potential to landscape.

Don't miss your chance to view this deceptively spacious home with no onward chain in a popular residential area. Call the Connells Wolverhampton branch today to arrange your viewing.

### Location And Area

Set to the south west of Wolverhampton City Centre in the Merridale area ideally located for access to all the amenities and shopping facilities the city has to offer. Wolverhampton Rail Station is approximately one and half miles away and West Park Hospital is less than a mile away. There are exemplary secondary schools most noteworthy of which is St Peters Collegiate Church of England School and Wolverhampton Girls high school.

### Entrance Hall

Ceiling light point, radiator, doors leading to the two reception rooms.

### Lounge

11' 10" x 9' 1" ( 3.61m x 2.77m )  
Double glazed window to the front, meter cupboards, radiator and ceiling light point.

### Sitting Room

13' x 11' 1" ( 3.96m x 3.38m )  
Storage cupboard, ceiling light point, radiator, double glazed window to the rear, door leading to the stairs and door leading to the kitchen.

### Kitchen

9' x 7' ( 2.74m x 2.13m )  
Matching wall and base units, stainless steel sink and drainer with mixer tap, partly tiled walls, wall mounted boiler, double glazed window to the side, radiator, door to the garden and door leading to the bathroom.

### Bathroom

Panelled bath with shower attachment, low flush WC, wash hand basin, radiator, tiled walls, ceiling light point, double glazed windows to the side and rear.

### **First Floor Landing**

Two ceiling light points, radiator and doors leading to all three bedrooms

### **Bedroom One**

13' x 11' 11" ( 3.96m x 3.63m )

Double glazed window to the front, radiator and ceiling light point.

### **Bedroom Two**

11' 11" x 10' ( 3.63m x 3.05m )

Double glazed window to the rear, radiator, ceiling light point and cupboard housing loft access.

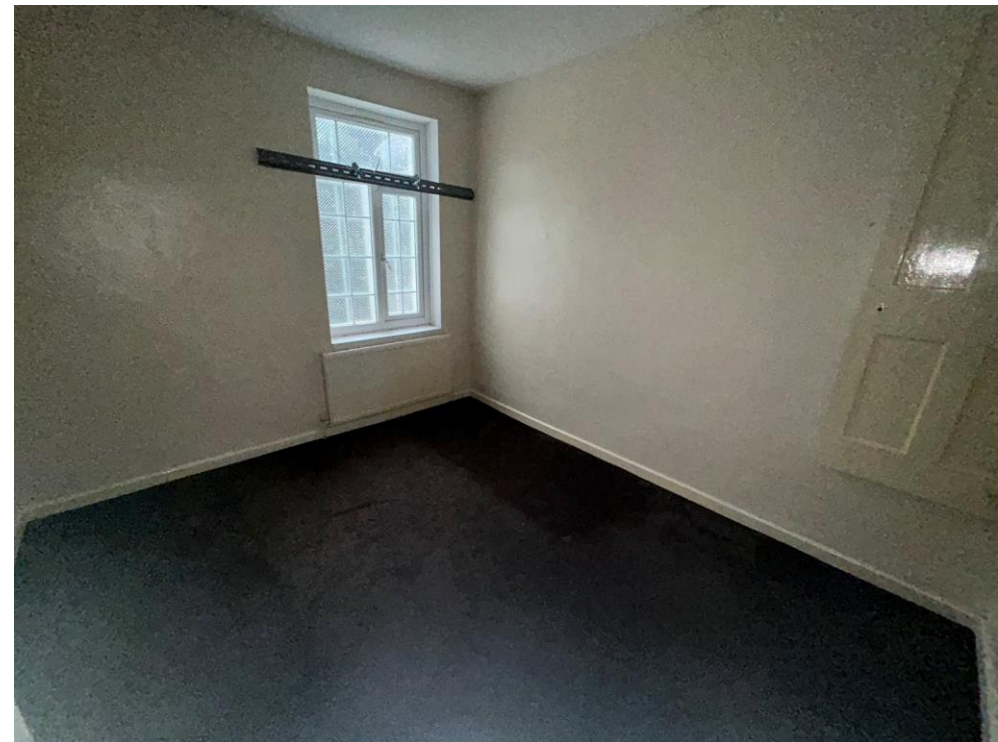
### **Bedroom Three**

9' 1" x 7' 1" ( 2.77m x 2.16m )

Double glazed window to the rear, radiator and ceiling light point.

### **Outside Rear**

Paved patio area onto a lawn





To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH330561](https://www.connells.co.uk/Property/WVH330561)**

Tenure: Freehold



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