



**Connells**

Myatt Avenue  
Parkfields Wolverhampton





### Property Description

Connells Wolverhampton bring to the market this well laid out CHAIN FREE two bedroom end terrace property in a popular residential location. Viewing highly recommended to fully understand and appreciate the potential this property offers, please contact Connells to book a viewing.

The property comprises of entrance hall, lounge, kitchen diner, downstairs wc, two bedrooms and bathroom. Externally there is front and rear gardens with side shared access.

### The Location & Area

Set to the south of Wolverhampton city centre with easy access to Birmingham new road and adjoining Black Country Route. The property is approximately 1.5 miles away from Wolverhampton rail station and New Cross hospital. There are many local shops and restaurants in the local vicinity.

### Entrance Hall

Door to front, stairs to first floor landing, door to lounge.

### Lounge

Window to front, gas fire, meter cupboard, door to entrance hall, door to kitchen.

### Kitchen

Window to rear, a range of base units, inset sink, pantry cupboard, door to rear.

### Inner Hall

Door to side, doors to various rooms, door to downstairs wc.

### Downstairs Wc

Window to rear, low flush toilet, electric radiator, door to inner hall.



### First Floor Landing

Doors to various rooms.

### Bedroom One

Window to front, central heating radiator, fitted wardrobe, airing cupboard, door to first floor landing.

### Bedroom Two

Window to rear, central heating radiator, door to first floor landing.

### Bathroom

Window to rear, low flush toilet, pedestal sink, panelled bath with electric shower, central heating radiator, door to first floor landing.

### Outside Front

Lawned garden area to front.

### Outside Rear

Enclosed rear garden with panelled fences, lawned area, two timber sheds, side shared access.



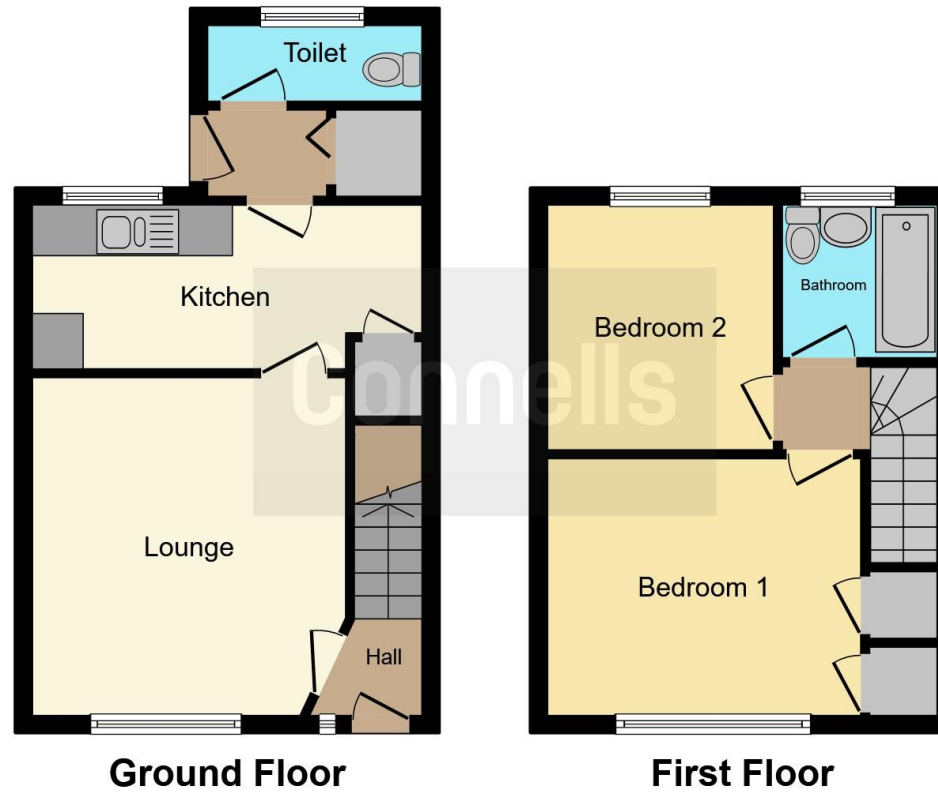












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329164](http://connells.co.uk/Property/WVH329164)**



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