

for sale

offers in the region of **£220,000** Freehold



Burcot Avenue Eastfield Wolverhampton WV1 2SG

"A FABULOUS THREE BEDROOM SEMI DETACHED FAMILY PROPERTY IN A POPULAR RESIDENTIAL LOCATION"

Comprising large entrance hall, entertainment style lounge diner, kitchen, three bedrooms, stylish family bathroom with roll top bath, driveway area to front & large enclosed rear garden.

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Property Details

Main Description

Connells Wolverhampton are delighted to bring to the market this well presented and stylish three bedroom semi detached family property in a popular residential location. Benefiting from a good internal layout, this property should be viewed in order to appreciate.

The property comprises of large entrance hall, entertainment style lounge diner, kitchen, three well proportioned bedrooms and family bathroom with freestanding roll top bath. Externally there is a driveway to front providing off road parking and side access leading to a large enclosed rear garden ideal for families.

The Location & Area

Set to the east of Wolverhampton City centre less than a mile away from Wolverhampton rail station and the much sought after Heath Park secondary school and Woden Primary school are both less than a mile away. Bentley Bridge retail park and New Cross hospital are both only a short drive away.

Entrance Hall

Double glazed door to side, stairs to first floor landing, doors to various rooms.

Lounge 12' 9" max x 17' 6" (3.89m max x 5.33m)

Double glazed window to front and side, two central heating radiators, door to entrance hall.

Kitchen 10' 7" x 10' 6" (3.23m x 3.20m)

Double glazed window and door to rear, storage cupboard, space for cooker, space for fridge freezer, space for washing machine.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One 12' 5" x 9' 2" (3.78m x 2.79m)

Double glazed window to front and side, central heating radiator, fitted wardrobes, door to first floor landing.

Bedroom Two 10' 7" x 10' 5" (3.23m x 3.17m)

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

Bedroom Three 8' 4" x 8' 2" (2.54m x 2.49m)

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

Bathroom

Double glazed window to rear, freestanding roll top bath, vanity sink, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Driveway with gravelled parking area, side gated access leading to rear garden.

Outside Rear

Lawned area, plants, trees and shrubs, panelled fencing, brick built outbuildings to side (ideal for storage or conversion subject to relevant permissions).

Agents Note

Please note the Vendor advises Connells the solar panels are owned.



To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

Tenure: Freehold

EPC Rating: D

Property Ref: WVH330976 - 0004

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.

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