



Connells

Rogers Close
Ashmore Park Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this exceptionally well presented and attractive two/ three bedrooms semi-detached family property in a popular residential location.

Comprising of entrance hall, over 20ft long entertainment style lounge, modern fitted kitchen, side lean to/ utility, two bedrooms, family bathroom as well as a loft area (potential bedroom three, subject to planning permission). Externally there is a large concrete print driveway offering ample off road parking and an enclosed low maintenance rear garden.

Viewing is highly recommended.

Location And Area

Situated on the popular Rogers Close set in the semi rural part of Ashmore Park which offers fantastic field access. Ashmore Park has a fantastic selection of local shops, doctors, dentists, public houses, eateries and sought after schools. Further shopping areas and schools can be found within neighbouring areas which includes Essington and Wednesfield.

Entrance Hall

Double glazed door to front, stairs access, radiator, doors to various rooms.

Lounge

20' 4" x 11' max (6.20m x 3.35m max)

Double glazed bow window to front, radiator, double glazed french doors to rear garden, feature media wall, spotlights and door to entrance hall.

Kitchen

9' 2" x 7' 6" (2.79m x 2.29m)

Double glazed window to rear. range of wall and base units, roll top worksurfaces, splash back, sink, drainer, electric oven, hob and extractor. plumbing for a washing machine, door to lean to.

Lean To/ Utility

Door to kitchen, door to garden, door to front, radiator.

First Floor Landing

Double glaze window to side, doors to various rooms.

Bedroom One

10' 3" x 10' 7" (3.12m x 3.23m)

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

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

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

Bathroom

Double glazed window to rear, panelled bath, low flush toilet, tiled walls, sink in vanity unit.

Second Floor Landing

Stairs to first floor landing, door to loft area.

Loft Area/ Bedroom Three

17' 4" x 8' 2" restricted head height (5.28m x 2.49m restricted head height)

Double glazed window to side, radiator, door to landing.

Outside Front

Large concrete print driveway offering ample off road parking.

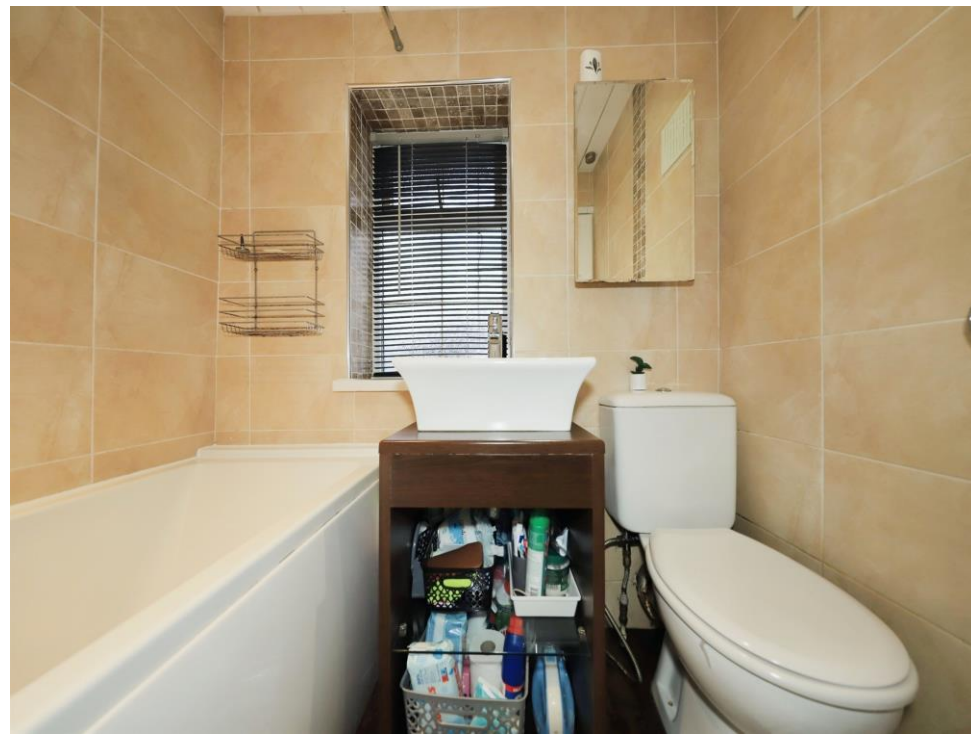
Outside Rear

Enclosed rear garden, slabbed surrounded by a range of panelled fencing.

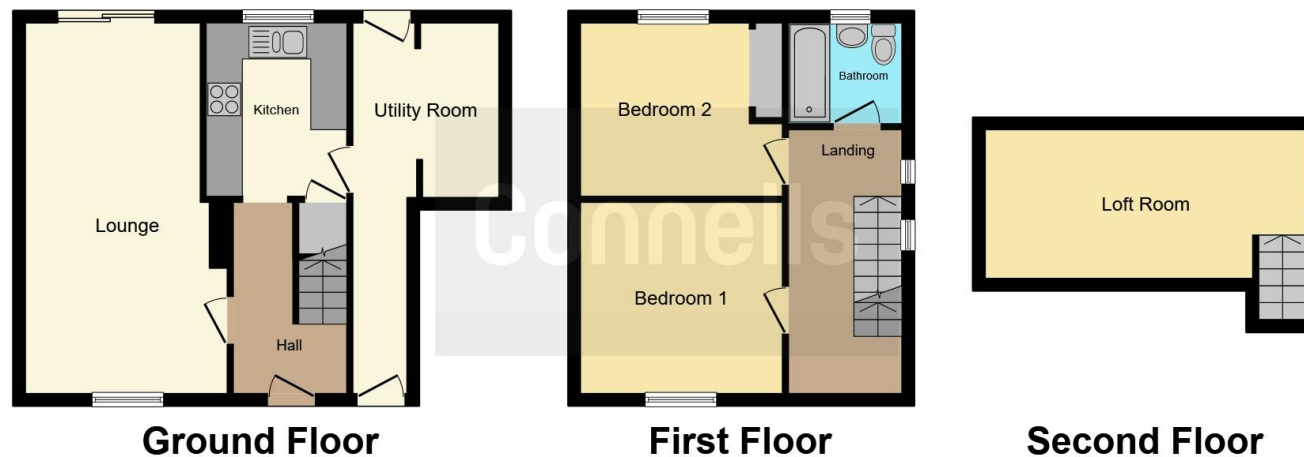
Agents Note

Please note the loft area/ potential bedroom three has no building regs to be approved as bedroom use. Please speak to your conveyancer before incurring any costs.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331235



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: WVH331235 - 0003