



**Connells**

Bursledon Walk  
East Park Wolverhampton





### Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE and deceptively spacious three bedroom semi detached family property in a cul-de-sac location with field views to front. Benefiting from large room size this property must be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, kitchen, downstairs wc, three bedrooms and family bathroom. Externally there are front and rear low maintenance rear garden with the rear offers OFF ROAD PARKING.

### The Location & Area

Set the east of Wolverhampton City centre with green views to front. There is easy access available to Wolverhampton rail station, numerous location schools and amenities.

### Entrance Hall

Doors to various rooms.

### Lounge

10' 3" x 15' 6" ( 3.12m x 4.72m )

Double glazed window to front, central heating radiator, door to entrance hall.

### Kitchen

12' 6" x 10' 5" ( 3.81m x 3.17m )

Double glazed window to rear, a range of wall and base units with inset oven, hob and extractor, inset stainless steel drainer sink, space for washing machine, space for fridge freezer, space for dining table and chair,

### Downstairs Wc

Window to rear, wash hand basin, low flush toilet, door to entrance hall.



## First Floor Landing

Doors to various rooms

## Bedroom One

14' 4" x 9' 8" ( 4.37m x 2.95m )

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

## Bedroom Two

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

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

## Bedroom Three

11' 5" x 6' 7" ( 3.48m x 2.01m )

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

## Family Bathroom

Double glazed window to front, central heating radiator, jacuzzi bath with electric shower over, extractor fan, central heating radiator, low flush toilet, door to first floor landing.

## Outside Front

Low maintenance front garden.

## Outside Rear

Low maintenance paved garden with gates providing off road parking.



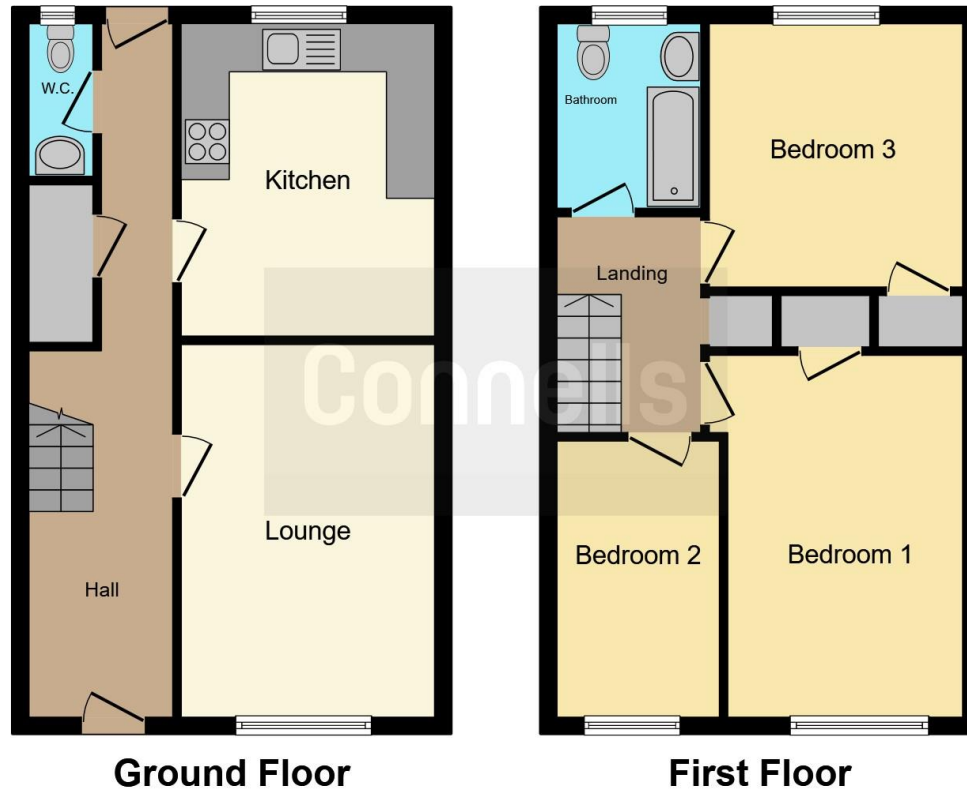












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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Tenure: Freehold



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