



**Connells**

Woodside  
Ashmore Park Wolverhampton



# Woodside Ashmore Park Wolverhampton WV11 2PT

for sale offers in the region of  
**£190,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this chain free three bedroom semi-detached property in a popular residential location. Benefiting from no onward chain this property should be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, kitchen diner, conservatory, downstairs wc. On the first floor there are three generously proportioned bedrooms and a family shower room. Externally to the property there is a large driveway to front offering ample off road car parking and a good sized enclosed rear garden ideal for those with families.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated on the ever popular Ashmore Park estate with an abundance of local schools within the close proximity. Shopping, dentists, doctors and public houses along with bus routes linking into Wolverhampton City centre and Wednesfield Bentley Bridge retail park are also relatively close by.

## Entrance Porch

Double glazed door to front, door to entrance hall

## Entrance Hall

Door to entrance porch, doors to various rooms.

## Lounge

15' 4" x 11' 2" ( 4.67m x 3.40m )

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

## Dining Room

9' 1" x 7' 4" ( 2.77m x 2.24m )

Double glazed window to front, radiator, door to entrance hall, open to kitchen.

## Kitchen

10' 3" x 7' 9" ( 3.12m x 2.36m )

Double glazed window to rear, range of wall and base units, space for various appliances, stainless steel drainer sink, pantry cupboard, open to dining room, door to inner entrance hall.

## Inner Entrance Hall

Door to downstairs wc.

## Downstairs Wc

Low flush toilet, wash hand basin.

## Conservatory

Double glazed windows, separate storage area.

## First Floor Landing

Stairs to entrance hall, doors to various rooms.

## Bedroom One

14' 3" x 12' 3" ( 4.34m x 3.73m )

Two double glazed window to front, radiator, door to landing, storage cupboard.

## Bedroom Two

11' 5" x 9' 2" ( 3.48m x 2.79m )

Double glazed window to front, radiator, door to landing, storage cupboard.

## Bedroom Three

10' 9" x 6' ( 3.28m x 1.83m )

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

## Shower Room

Double glazed window to rear, shower in cubicle, pedestal sink, low flush toilet, radiator, door to landing.

## Outside Front

Large driveway offering ample off road car parking with wrought iron gates, lawned area.

## Outside Rear

Good sized enclosed rear garden surrounded by a range of panelled fencing with lawned areas, paved pathway and plants, trees and shrubs.

## Agents Note

Please note we are aware this property is of non standard construction and as a result this may effect mortgage lending, please enquire for more information before incurring any costs.

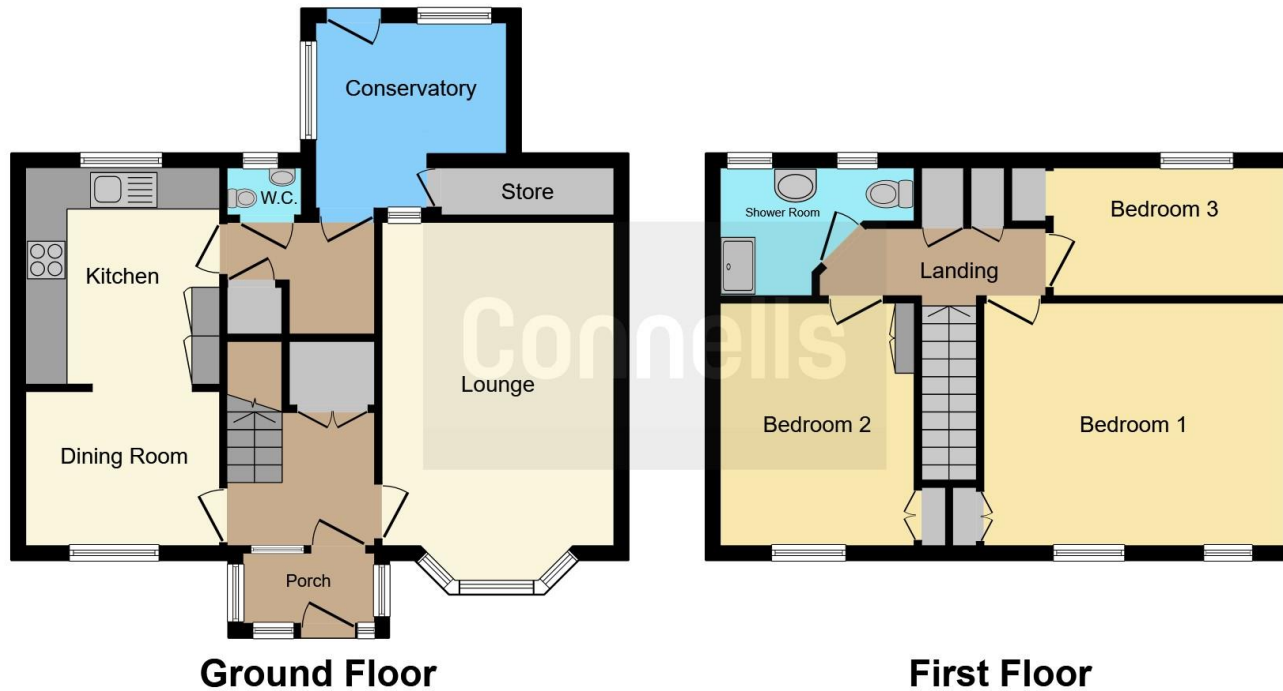












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](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/WVH331201](http://connells.co.uk/Property/WVH331201)**



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.

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