



Connells

Albion Road  
Willenhall





## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch welcomes to the market this deceptively spacious two bedroom mid terrace home in the Willenhall area.

Step inside to discover a spacious through lounge/dining room. An ideal space for families to sit and relax or entertain guests. Adjoining the lounge is a generously sized kitchen. The ground floor also boasts a convenient utility room and a useful ground floor wc. Heading upstairs you'll find two double bedrooms and a family shower room. Outside to the front is a courtyard style frontage with steps up to the main accommodation. While the rear benefits from having a low maintenance paved rear garden.

Don't miss your chance to see this deceptively spacious two bedroom home in Willenhall. A must view! Call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Conveniently located for the Black Country route which links to the M6 and M54 motorways. There is a fantastic selection of local shopping on its doorstep within Willenhall and Wednesday shopping areas. Schools can be found nearby along with a selection of doctors and dentists

## Approach

Set back from the roadside behind a courtyard style frontage with steps up to the main accommodation.

## Lounge / Diner

27' 3" max x 13' 7" max ( 8.31m max x 4.14m max )

Double glazed window to the front, two ceiling light points, two radiators, feature log burner, French doors to rear garden, stairs rising to the first floor and a door into the kitchen.

## Kitchen

14' 8" x 7' 8" ( 4.47m x 2.34m )

An array of wall and base units with inset one and a half sink drainer with mixer tap, integrated electric oven, induction hob with extractor hood above, radiator, partly tiled walls, two double glazed windows to the side and doors to the lounge/dining room and utility.

## Utility

8' 1" x 7' 9" ( 2.46m x 2.36m )

Plumbing point for washing machine, double glazed window to the side, ceiling light point and doors to the kitchen, ground floor WC and rear garden.



## First Floor Landing

Ceiling spotlights and doors leading to the bedrooms and shower room.

## Bedroom One

15' 3" x 13' 7" ( 4.65m x 4.14m )

Double glazed window to the front, ceiling light point, loft access and radiator.

## Bedroom Two

11' 9" max x 10' 7" max ( 3.58m max x 3.23m max )

Double glazed window to the rear, radiator and ceiling light point

## Shower Room

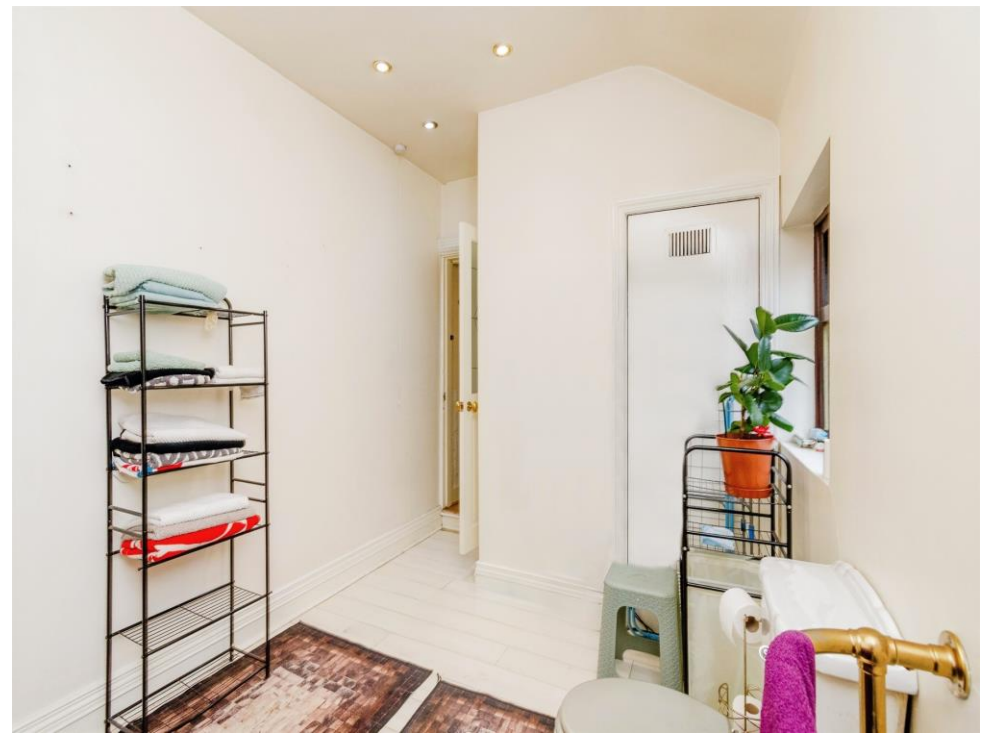
Shower cubicle, low flush WC, ceiling spotlights, double glazed window to the side, heated towel rail with radiator, cupboard housing the wall mounted boiler and a raised area with fitted cupboards with his and her sinks.

## Rear Garden

Paved rear garden with built in storage shed, outside tap point and right of access passage way.















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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WVH331609](http://connells.co.uk/Property/WVH331609)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH331609 - 0002