



**Connells**

New Street  
Parkfields Wolverhampton



# New Street Parkfields Wolverhampton WV4 6AF

for sale offers in excess of  
**£229,995**



## Property Description

Connells Wolverhampton have the delight of bringing to the market this fantastic three bedrooms traditional semi-detached property, benefiting from an abundance of space this property must be viewed in order to fully appreciate the large amount of space on offer.

The property comprises of an entrance porch, entrance hall, lounge, dining room with feature wood burner, extended sun room with skylight, extended modern refitted kitchen, downstairs wc, three generous bedrooms and a modern fitted bathroom, large cellar area ideal for a variety of uses subject to necessary permissions.

Externally there is a large enclosed rear garden making this an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous local schools and supermarkets.

## Entrance Porch

Double glazed window to front, door to entrance hall.

## Entrance Hall

Doors to various rooms radiator, stairs access.

## Lounge

12' 4" x 11' 8" plus the bay ( 3.76m x 3.56m plus the bay )

Double glazed bay window to front, radiator, double glazed window to side, door to entrance hall.

## Dining Room

13' x 10' 3" ( 3.96m x 3.12m )

Two double glazed windows to side, double glazed sliding door to sun room, door to entrance hall, feature wood burner.

## Sun Room

12' 4" x 9' 11" ( 3.76m x 3.02m )

Sliding door to dining room, double glazed window to side, double glazed door to side, double glazed French doors to rear, feature skylight.

## Kitchen

16' 6" x 7' ( 5.03m x 2.13m )

Double glazed window to side, range of stylish wall and base units with an integrated oven, microwave, hob, extractor, tall stylish radiator, stainless steel drainer sink, feature skylight, door to entrance hall, door to rear entrance porch.

## Downstairs W.C

Double glazed window to rear, radiator, low flush toilet, wash hand basin, tiled walls, door to rear entrance porch.

## First Floor Landing

Radiator, doors to various rooms, loft access.

## Bedroom One

12' 4" x 11' 7" ( 3.76m x 3.53m )

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

## Bedroom Two

13' 1" x 10' 3" ( 3.99m x 3.12m )

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

## Bedroom Three

9' 10" x 7' 5" ( 3.00m x 2.26m )

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

## Bathroom

Double glazed window to front, pedestal sink, low flush toilet, Jacuzzi bath with a mixer shower over, tiled walls, heated towel rail, door to landing.

## Cellar Area

Useful for a variety of uses, subject to necessary planning permission and consents.

## Outside Front

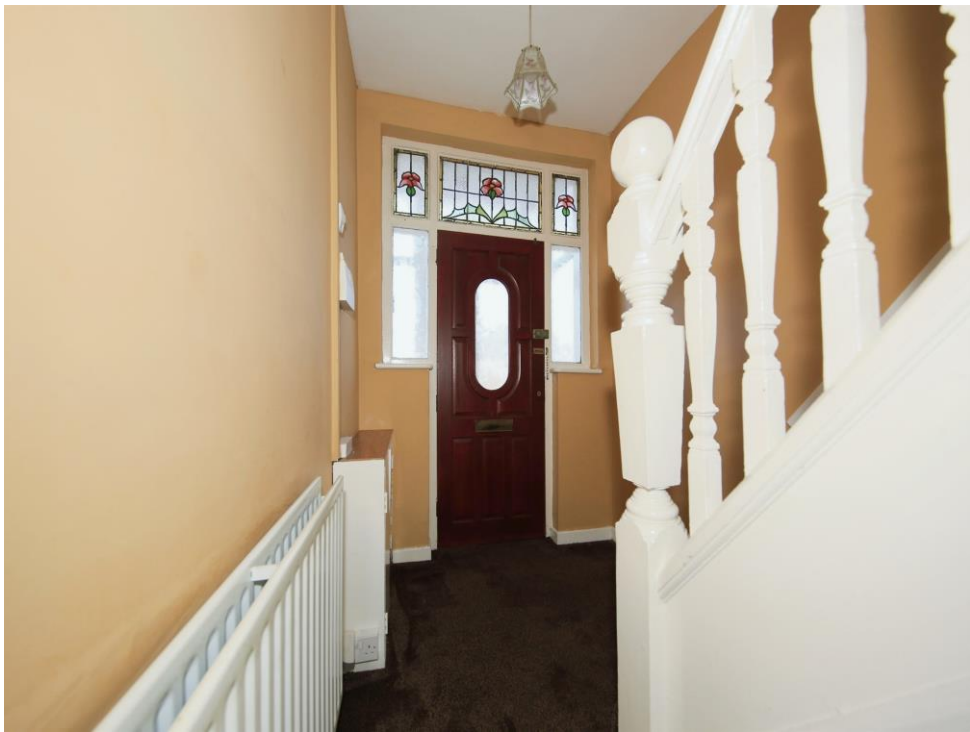
Courtyard style garden to front, side gated access, large enclosed rear garden.

## Outside Rear

Large enclosed rear garden, mostly lawned.















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: D**

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Tenure: Freehold



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