



**Connells**

Sherwood Street  
Wolverhampton



# Sherwood Street Wolverhampton WV1 4RQ

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



## Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is delighted to bring to the market this four bedroom mid terrace home with the added benefit of having a HMO license.

A fantastic opportunity for investors to purchase a well presented home in the Whitmore Reans area local to Wolverhampton city centre, shops, amenities, Wolverhampton universities, schools and transport links.

Accommodation comprises of an entrance hallway, ground floor fourth bedroom, lounge, kitchen, ground floor bathroom and the first floor boasting three double bedrooms.

Outside to the rear is a generously sized rear garden for residents to enjoy.

RUNNING 'JOINT AND ASSURED' TENANCY AGREEMENT MATURING ON THE 30TH JUNE THIS YEAR, ACHIEVING A MONTHLY RENT OF £1,386.

Don't miss your chance to view this highly recommended property. Call the Connells Wolverhampton branch today.

## Location And Area

Situated not far from Wolverhampton City Centre and University. A selection of junior schools and local shopping areas near by.

## Approach

Set back from the roadside behind a courtyard frontage.

## Entrance Hallway

Ceiling light point and doors leading to the ground floor fourth bedroom, stairs to the first floor and lounge.

## Ground Floor Bedroom Four

11' 4" x 11' 2" ( 3.45m x 3.40m )

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

## Lounge

14' 5" x 11' 4" ( 4.39m x 3.45m )

Double glazed window to the rear, storage cupboard, ceiling light point and doors leading to the hallway and kitchen.

## Kitchen

11' 5" x 7' 5" ( 3.48m x 2.26m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, partly tiled walls, ceiling light point, radiator and doors leading to the lounge and lobby.

## Lobby

Wall mounted boiler, plumbing point for washing machine and doors leading into the kitchen, ground floor bathroom and rear garden.

## Ground Floor Bathroom

Panelled bath with shower attachment, low flush WC, wash hand basin, radiator, ceiling light point and a double glazed window to the side.

## First Floor Landing

Two ceiling light points and doors to all first floor bedrooms.

## Bedroom One

14' 4" x 11' 4" ( 4.37m x 3.45m )

Double glazed window to the front, ceiling light point, radiator and storage cupboard.

## Bedroom Two

11' 5" x 11' 5" ( 3.48m x 3.48m )

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

## Bedroom Three

10' x 7' 5" ( 3.05m x 2.26m )

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

## Outside Rear

Concrete patio area with additional paved patio area and lawn.



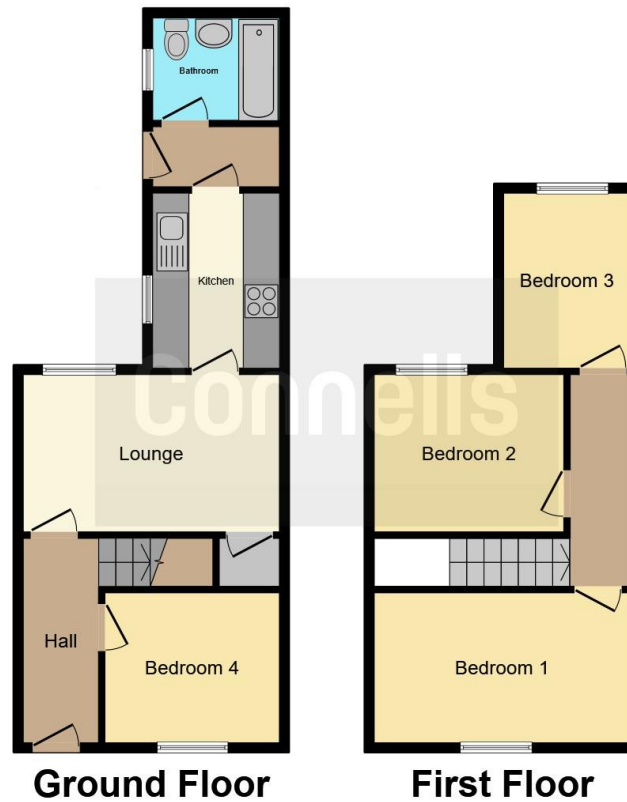












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331750](http://connells.co.uk/Property/WVH331750)**



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