



Wolverhampton Road East Wolverhampton WV4 6AP

for sale offers in the region of
£350,000



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale an attractive and traditionally built detached home situated on the popular Wolverhampton Road East close to Goldthorn Park and heading towards Sedgley area. For further details please contact Connells Wolverhampton.

Externally the property will have off road parking, front and rear gardens. Internally there is an entrance porch, entrance hall, half cellar, spacious lounge, wonderful refitted entertainment kitchen diner, utility and ground floor guest wc. The first floor has a selection of three double bedrooms and study area.

The Location & Area

Situated on Wolverhampton Road East which is located between Goldthorn Park, Parkfields and Sedgley. Popular shopping, doctors, dentists, public houses and schools are all within close proximity. The Birmingham New Road is also easily accessible.

Entrance Porch

Double glazed composite door to front, door to entrance hall, feature Minton tiled flooring.

Entrance Hall

Door to porch, feature Minton tiled flooring, central heating radiator, stairs to first floor landing, doors to various rooms.

Half Cellar

With steps to the entrance hall.

Lounge

12' 3" x 15' 1" into bay (3.73m x 4.60m into bay)

Double glazed bay window to front, central heating radiator, TV aerial point, door to entrance hall.

Entertainment Kitchen Diner

24' 9" x 13' 1" max narrowing to 10' min (7.54m x 3.99m max narrowing to 3.05m min)

Double glazed french doors to rear, double glazed window to side, door to entrance hall, pantry storage cupboard, a fantastic selection of refitted wall and base units, wooden work tops, integrated fridge freezer, integrated dishwasher, electric hob, oven and extractor, spotlights to ceiling, one and half drainer sink unit, feature central heating radiator, part brick effect tiled walls.



Utility

Double glazed door to side access, doors to various rooms.

Ground Floor Guest Wc

Double glazed window to side, wall mounted wash basin, low flush toilet, door to utility.

First Floor Landing

Double glazed window to side, stairs to ground floor, spotlights to ceiling, central heating radiator, smoke alarm, doors to various rooms.

Study Area/ Store

Situated on the landing area. Double glazed window to front, power point, door to first floor landing.

Bedroom One

15' 3" into bay x 12' 3" (4.65m into bay x 3.73m)

Double glazed bay window to front, feature part panelled walls, central heating radiator, TV aerial point, door to first floor landing.

Bedroom Two

12' x 13' 2" into recess (3.66m x 4.01m into recess)

Double glazed window to side, central heating radiator, traditional fireplace, door to first floor landing.

Bedroom Three

8' 3" x 11' 7" (2.51m x 3.53m)

Double glazed feature sash window to side, central heating radiator, door to first floor landing.

Bathroom

Double glazed feature sash window to rear, a fantastic refitted suite with shower area, freestanding tub bath, low flush toilet, wash basin set in a vanity, part tiled walls, shaver point, heated towel rail, spotlights, extractor fan, door to first floor landing.

Outside Front

The property currently has a brick built wall with gate leading to front access, pathway with gravelled areas. The off road parking area is currently being built by the owner.

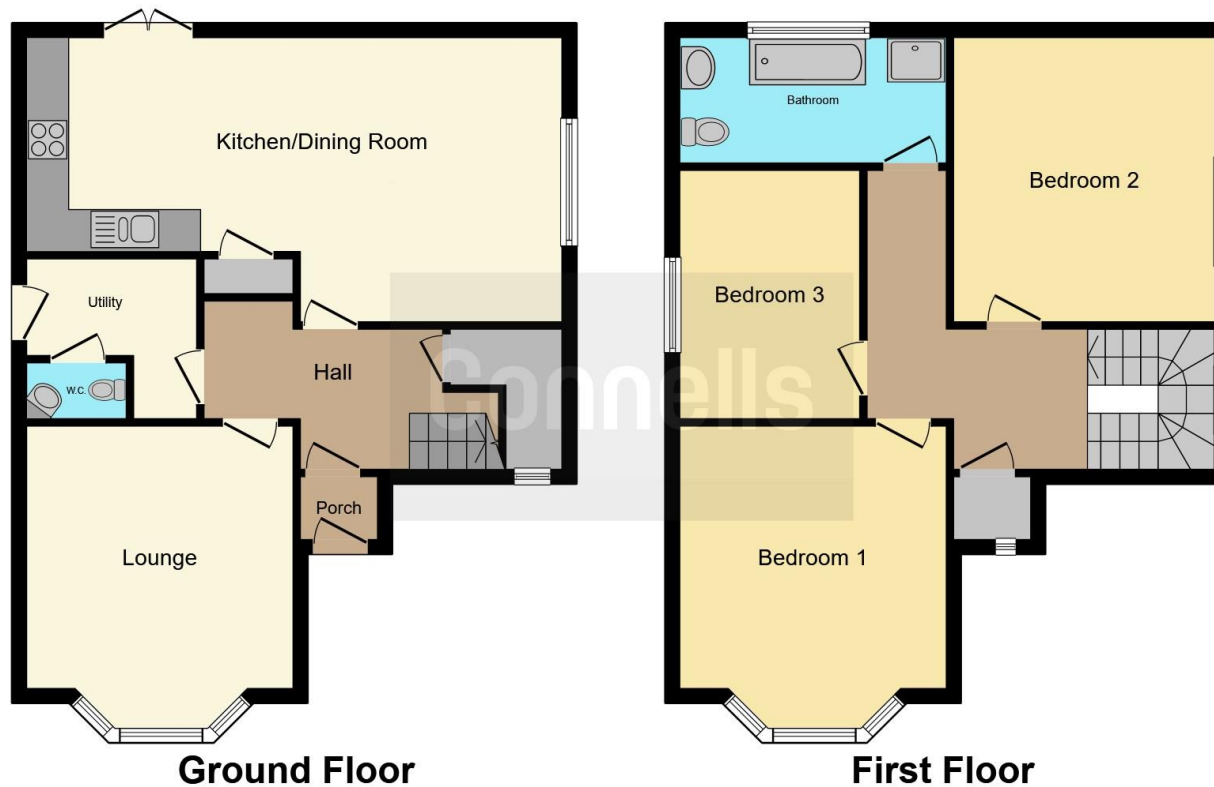
Outside Rear

Paved patio area, panelled fences, gate to front access.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331814



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