



Connells

Waddens Brook Lane
Wednesfield Wolverhampton

Waddens Brook Lane Wednesfield Wolverhampton WV11 3SE

for sale offers in the region of
£160,000



Property Description

Connells Wolverhampton is offering for sale chain free traditional terraced property situated in the popular Waddens Brook Road within the popular area of Wednesfield.

This chain free property briefly comprises of pleasant rear garden, dining room/ sitting room, pleasant lounge, fitted kitchen, ground floor bathroom, two double bedrooms and first floor guest wc.

For further details please contact Connells in Wolverhampton.

Location And Area

Situated on the popular Waddens Brook Lane which links to Broad Lane South, there is a fantastic selection of schooling nearby, shopping which can be found within Willenhall, Wednesfield and Bentley Bridge Retail Park. New Cross Hospital, the M54, M6 motorways and the Black Country Route area also relatively close by and there is a fantastic selection of local doctors, public houses and eateries nearby.

Dining Room/ Sitting Room

14' 4" into bya x 11' 4" into recess (4.37m into bya x 3.45m into recess)

Double glazed bay window to front, double glazed composite door to front, window seat with storage, central heated radiator, door to main lounge, laminate flooring, storage cupboard, gas and electric meter storage area.

Lounge

12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed window to rear, door to with stairs to first floor landing, door to dining room/ sitting room, access to kitchen, central heated radiator, electric fire with surround.

Kitchen

6' x 8' (1.83m x 2.44m)

Double glazed window to side, access to rear entrance, access to the lounge, wall and base units roll top work surfaces, plumbing for washing machine, gas hob with oven and extractor.

Rear Entrance

Double glazed door to rear access, door to bathroom, door to kitchen, wall mounted boiler with storage area.



First Floor Landing

Stairs to the ground floor, doors to various rooms.

Bedroom One

11' 6" into wardrobes x 12' 2" (3.51m into wardrobes x 3.71m)

Double glazed window to front, built in wardrobe, central heated radiator, door to landing.

Bedroom Two

12' 3" x 8' 1" (3.73m x 2.46m)

Double glazed window to rear, central heated radiator, walk in wardrobe, door to landing.

Guest Wc

Low flush toilet, pedestal wash basin, door to landing.

Outside Front

Small entrance to front with access to the main home.

Outside Rear

Patio area, access to right of way, wooden shed.

Ground Floor Bathroom

Low flush toilet, panelled bath, fitted shower and screen, wall mounted wash basin, spotlights, extractor fan double glazed window to side, door to rear entrance, central heated radiator.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331737



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331737 - 0002