



Connells
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FOR SALE

Connells

Deans Road
Eastfield Wolverhampton

Deans Road Eastfield Wolverhampton WV1 2BH

for sale offers in excess of
£179,995



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this extended three bedroom semi detached family home is in need of modernisation and boasts no onward chain.

Internally the property comprises of an entrance hallway leading into a front reception room which is used as a lounge. Adjoining the lounge is a dining room with access to an inner hallway. To the back of the property is a well appointed kitchen and a ground floor bathroom, while the first floor accommodates three generously sized bedrooms.

Outside to the front is a low maintenance front garden with steps to the main accommodation. To the rear benefits from a rear garden and a rear garage which is accessed from a private road.

Viewings are highly recommended, so call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated on Deans Road between Willenhall Road and Wednesfield where there is a fantastic selection of local shopping, doctors, dentists, public houses and eateries. Popular schooling can also be found just a stone's throw away.

Approach

Set back from the roadside behind a front garden with steps upto the main accommodation.

Entrance Hallway

Stairs rising to the first floor, ceiling light point, radiator and door to the lounge.

Lounge

12' 8" maximum measurement x 11' 10" maximum measurement (3.86m maximum measurement x 3.61m maximum measurement)

Double glazed window to the front, radiator, gas fireplace, ceiling light point, storage cupboard with a double glazed window to the side and French doors leading into the dining room.

Dining Room

15' 10" x 10' (4.83m x 3.05m)

Double glazed window to the side, gas fireplace, radiator, ceiling light point, French doors into the lounge and door to the inner hallway

Inner Hallway

Radiator, ceiling light point, storage cupboard with boiler and doors leading to the kitchen, ground floor bathroom, dining room and rear garden.

Kitchen

11' x 11' 6" (3.35m x 3.51m)

Base units with stainless steel sink and drainer with taps, gas cooker point, ceiling light point, extractor fan and a double glazed window to the rear

Ground Floor Bathroom

Panelled bath, low flush WC, washhand basin, ceiling light point, radiator, partly tiled walls and a double glazed window to the rear

First Floor Landing

Loft access, ceiling light point, double glazed window to the side and doors to all bedrooms.

Bedroom One

14' 10" maximum measurement x 12' 7" maximum measurement (4.52m maximum measurement x 3.84m maximum measurement)

Two double glazed windows to the front, ceiling light point and radiator.

Bedroom Two

10' 9" maximum measurement x 7' 9" maximum measurement (3.28m maximum measurement x 2.36m maximum measurement)

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

Bedroom Three

7' 3" x 6' 9" (2.21m x 2.06m)

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

Rear Garden

Paved patio area with lawn and central path leading to the rear gate and garage. Additionally the garden has a side gate to the front

Garage

Double opening doors to front.

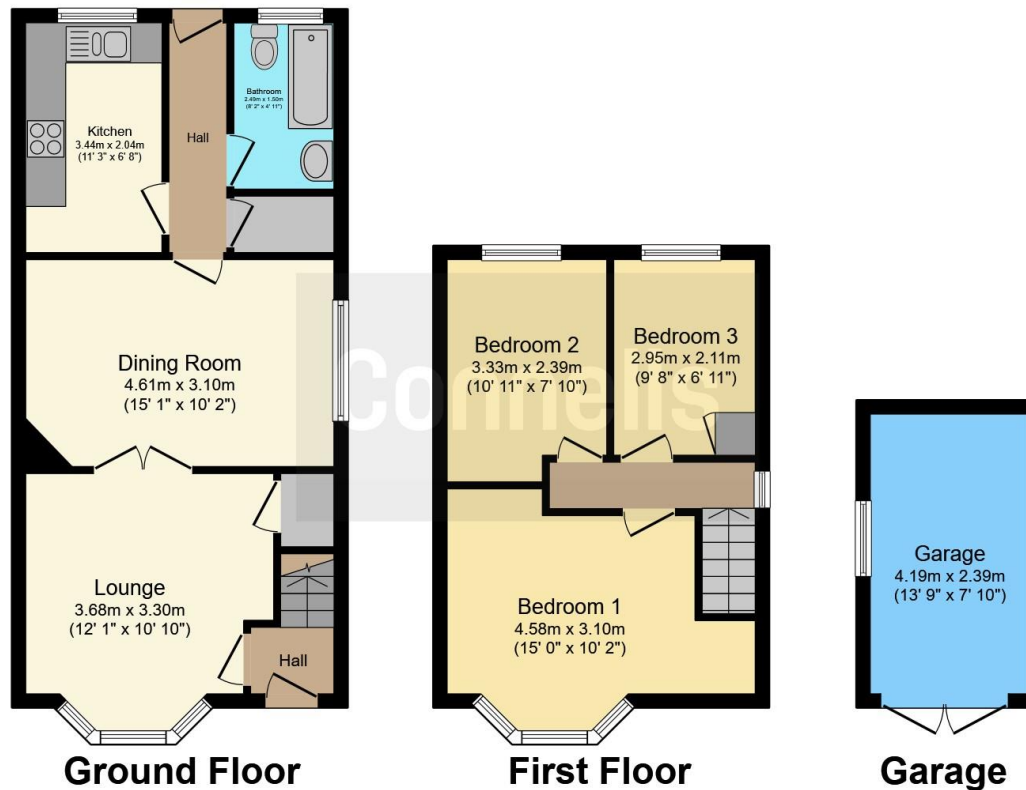
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly









Total floor area 88.1 m² (948 sq.ft.) approx

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/WVH331593



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.

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