



Connells

Gorse Road
Ashmore Park Wednesfield Wolverhampton

Gorse Road Ashmore Park Wednesfield Wolverhampton WV11 2PY

for sale offers in the region of
£210,000



Property Description

The award winning Connells Wolverhampton branch is delighted to bring to the market this EXTENDED TWO/THREE BEDROOM SEMI DETACHED HOME in the popular Ashmore Park area. This home is immaculately presented and would be suitable for first time buyers, investors or those seeking to downsize. Originally a three bedroom property, buyers have the opportunity to convert back if suitable.

Accommodation comprises, a spacious and cosy lounge, a modern kitchen, a convenient ground floor wc and a extension which provides space for a dining room which is currently used as an entertainment games room with fitted bar area. Heading upstairs you'll find two double bedrooms and bathroom. Outside to the front is a potential driveway, while the rear benefits from having a low maintenance rear garden with a jacuzzi. This property also boasts an outbuilding for a gym or workshop with a surprise cellar for additional storage space.

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

The Location & Area

Situated on the ever sought after Ashmore Park estate where there is an abundance of local shopping, schools, eateries and public houses. Further shopping can be found nearby within Bentley Bridge and Wednesfield shopping centres.

Approach

Set back from the roadside with a potential driveway.

Entrance Hall

Stairs to first floor landing, access to kitchen and lounge.

Kitchen

17' 10" x 9' (5.44m x 2.74m)

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated electric oven, electric hob with extractor hood, plumbing point for washing machine and dishwasher, part tiled walls, breakfast bar, two ceiling light points, double glazed windows to front and rear, access to entrance hall, door to ground floor wc.

Ground Floor Wc

Low flush wc, wash hand basin, part tiled walls.

Lounge

15' x 11' 1" (4.57m x 3.38m)

Double glazed window to front, spotlights, access to hall and games room/dining room.

Dining Room/ Games Room

15' 8" x 15' (4.78m x 4.57m)

Double glazed window to rear, ceiling light point, spotlights, fitted bar area, door to side, doors to rear garden, open to lounge.

First Floor Landing

Doors to various rooms.

Bedroom One

18' 1" x 14' 6" (5.51m x 4.42m)

Double glazed window to front and rear, spotlights.

Bedroom Two

11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed window to front, ceiling light point.

Bathroom

L shaped bath with shower over, tiled walls, low flush wc, wash hand basin, double glazed window to rear.

Outside Rear

Paved rear garden with access to outbuilding.

Outbuilding

27' 2" x 11' 1" (8.28m x 3.38m)

Double glazed window to front, door to rear garden, access to cellar.

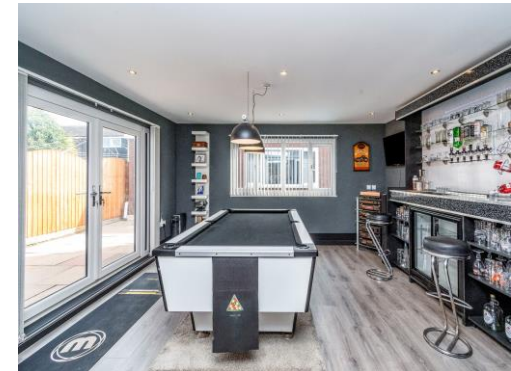
Cellar

27' 2" x 10' 10" (8.28m x 3.30m)

For potential storage space.

Agents Note

Please note the Vendor advises the solar panels are leased with no payment charge paid by the owner. Please take advice confirming this before incurring any costs. Please note that this property was originally a three bedroom property and could be converted back to a 3 bedroom semi detached home to suit a owners requirements.









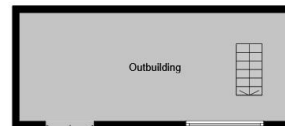
Ground Floor



First Floor



Cellar Store



Outbuilding

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: G

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332134



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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