



Connells

Vicarage Road
Wednesfield Wolverhampton

Vicarage Road Wednesfield Wolverhampton WV11 1SF

for sale offers in the region of
£175,000



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented traditional two bedroom end terraced property. Benefiting from a large rear garden and hard standing are to front (ideal for driveway stpp) this property is a perfect first time purchase or buy to let investment opportunity.

The property comprises of a dining room, lounge, kitchen. On the first floor there are two bedrooms and a bathroom. Externally to the property there is a hard standing garden to front and a good sized enclosed rear garden.

Location And Area

Situated close to Wednesfield village centre, Bentley Bridge retail park and New Cross hospital where there is fantastic selection of local shopping, doctors, dentists, public houses and eateries. Sought after schools are also nearby.

Lounge

11' 3" x 12' (3.43m x 3.66m)

Double glazed to front, door to front, radiator, door to dining room.

Dining Room

11' 5" x 12' (3.48m x 3.66m)

Double glazed to rear, radiator, stairs access, door to kitchen.

Kitchen

16' 5" x 6' 5" (5.00m x 1.96m)

Double glazed to side, door to side, door to lounge, range of wall and base units with roll top worksurfaces, loft access, spotlights, one and a half drainer sink, gas hob, oven and extractor.

Utility

Suitable for a variety of uses. Double glazed door to kitchen, door to rear lean to.



First Floor Landing

Doors to various rooms.

Bedroom One

11' 4" x 11' (3.45m x 3.35m)

Double glazed window to front, fitted wardrobe, loft access, radiator, door to landing.

Bedroom Two

12' x 11' 3" (3.66m x 3.43m)

Double glazed window to front, fitted wardrobe, radiator, door to landing. See agents note.

Bathroom

Double glazed window to rear, fitted suite with a panelled bath, pedestal wash hand basin, low flush toilet, heated towel rail, door to bedroom two.

Outside Front

Hard standing area to front which the vendor uses as a driveway however there is no dropped kerb.

Outside Rear

Large enclosed rear garden which is mostly lawned surrounded by a range of mature plants, trees and shrubs.

Agents Note

Please note access to the bathroom is via bedroom two and a stud partition wall would most likely be needed for this to be classed as a second bedroom. Additionally the driveway to front has no drop kerb.









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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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