



**Connells**

Rowan Crescent  
Bradmore Wolverhampton

# Rowan Crescent Bradmore Wolverhampton WV3 7HL

for sale offers in excess of  
**£239,995**



## Property Description

Connells Wolverhampton bring to the market this well presented two bedroom detached bungalow situated in a sought after location and boasts no onward chain.

Internally the property comprises of a porch, entrance hall, spacious lounge, dining room, two double bedrooms, modern wet room. The ground floor is completed with a well appointed kitchen. Externally there is off road parking for ample vehicles, garage and an enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Set to the west of Wolverhampton City Centre within a popular residential area close to the City centre which offers a wide range of high street shops, amenities and leisure facilities along with transport links including both the rail and bus station within the area. The property is also nearby to a range of local shops, amenities and highly regarded schools.

## Approach

Off road parking to front, access to garage.

## Entrance Porch

Door to entrance hallway.

## Entrance Hallway

Loft access, radiator, doors to various rooms.

## Lounge

12' 7" max x 11' 9" max ( 3.84m max x 3.58m max )

Double glazed window to front, gas fire.

## Dining Room

10' 10" max x 9' 9" max ( 3.30m max x 2.97m max )

Fitted cupboards, radiator, double glazed window to side, doors to hallway and kitchen.

## Kitchen

11' 4" x 6' 2" ( 3.45m x 1.88m )

Matching wall and base units with one and a half stainless steel sink and drainer mixer tap, integrated electric oven, extractor hood, plumbing points for washing machine and dishwasher, partly tiled walls, radiator, double glazed window to rear, doors to rear garden and dining room.



### Bedroom One

10' 9" max x 10' 6" max ( 3.28m max x 3.20m max )

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom Two

10' 9" max x 9' 9" max ( 3.28m max x 2.97m max )

Double glazed window to rear, radiator, fitted wardrobes.

### Wet Room

Shower over, vanity wash hand basin, low flush wc, tiled walls, heated towel rail, cupboard housing the wall mounted boiler, extractor fan, double glazed window to rear.

### Outside Rear

Paved patio, steps with a rail leading down to the lawned area, mature trees, outside tap point and double gates leading to the frontage.

### Garage

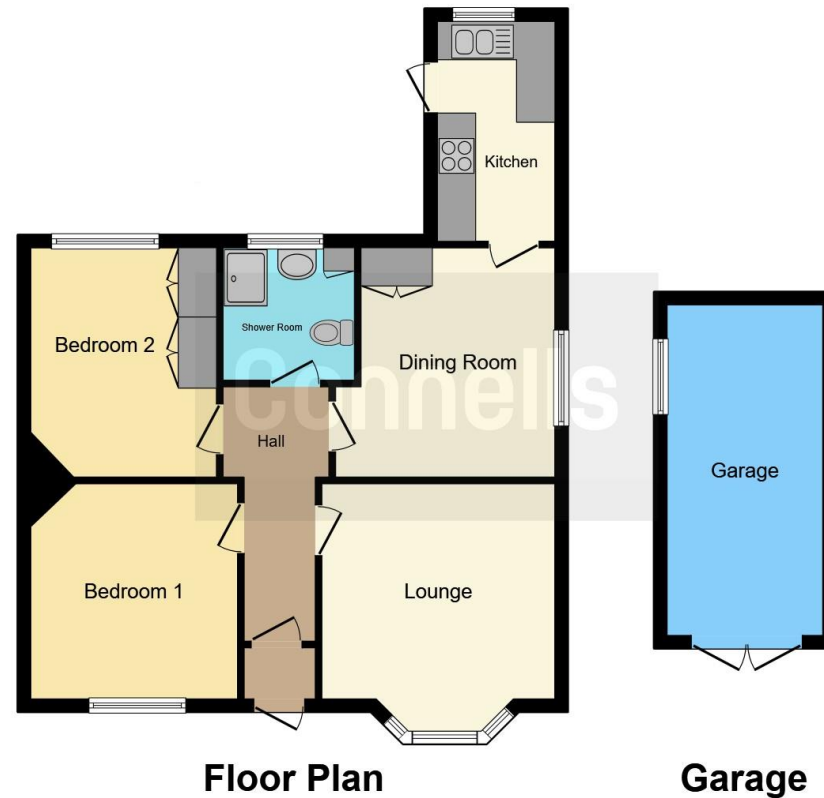
21' 4" x 8' 3" ( 6.50m x 2.51m )

Double garage doors, power supply, lighting, double glazed window to side.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332443](http://connells.co.uk/Property/WVH332443)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH332443 - 0004