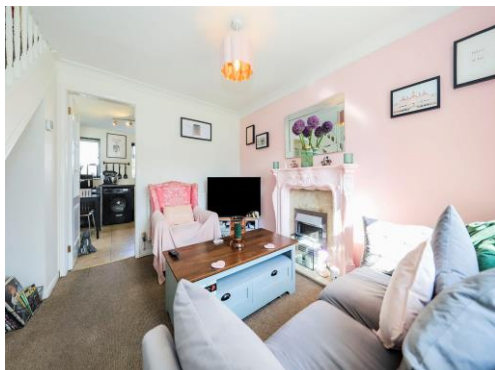




Connells
connells.co.uk 01902 710 170
FOR SALE

Egelwin Close Perton Wolverhampton WV6 7NF

for sale offers in the region of
£220,000



Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this beautifully presented two bedroom semi detached property situated in a cul-de-sac in the ever popular village of Perton and local to shops, amenities and transport links. This property is ideal for first time buyers, investors and down sizing. Viewings are highly recommended to appreciate the accommodation on offer, so call today to book your viewing.

Internally the property comprises of hallway leading to the a lounge, whilst the rear boasts a modern and stylish kitchen. Heading upstairs you will find two generous size bedrooms and a modern bathroom. Outside to the front is a garden with off road parking to side for ample vehicle, with the rear benefiting from having a well presented rear garden.

The Location & Area

Situated on the ever popular Perton development which offers a fantastic selection of local shopping and schools. Wolverhampton and Telford main shopping centres also relatively close by.

Approach

Set in a cul-de-sac location behind a front garden and off road parking.

Hallway

Double glazed window to side, wall light, door to lounge.

Lounge

11' 7" max x 11' 5" max (3.53m max x 3.48m max)

Double glazed windows to side and front, electric fireplace, ceiling light point, central heating radiator, stairs rising to first floor, door to hallway and kitchen.

Kitchen

11' 6" x 10' 3" (3.51m x 3.12m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, part tiled walls, plumbing for washing machine, storage cupboard housing wall mounted boiler, ceiling light point, two double glazed windows to rear, door to lounge and rear garden.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

11' 7" max x 9' 6" max (3.53m max x 2.90m max)

Two double glazed window to front, central heating radiator, fitted wardrobes, ceiling light point.

Bedroom Two

10' 5" x 5' 7" (3.17m x 1.70m)

Double glazed window to rear, central heating radiator, ceiling light point.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, central heating radiator, ceiling light point, double glazed window to rear.

Outside Rear

Paved patio area, lawn, shrubbery, outside tap, timber shed, side gate to frontage.









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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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332529



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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