

### Rough Hills Close Parkfields Wolverhampton

## Connells

### Rough Hills Close Parkfields Wolverhampton WV2 2HQ

# for sale offers in the region of £250,000





#### **Property Description**

NO UPWARD CHAIN - A generous size property being an ideal first time purchase or for growing family. Property is occupying a very generous plot, with a large tarmac driveway entrance off the culdesac leading to access to front door. The property also offers an ample rear garden, ideal to extend further STPP.

Internally comprises a spacious lounge, kitchen diner to rear giving access to a conservatory opening into the enclosed rear garden. A door also leads from the kitchen into a utilty room giving front and rear scure access to driveway and rear garden.

Upstairs is three good size bedrooms, a shower room and loft access.

Viewing highly advised.

#### **Location And Area**

Set to the south east of Wolverhampton City Centre in the Parkfields area with easy access to Birmingham New Road and adjoining Black Country Route only a short drive to the shopping facilities of Wolverhampton City Centre and Bentley Bridge Retail Park, Wolverhampton Rail Station only a short drive away.

#### **Entrance Hallway**

Double glazed door to front, double glazed window, stairs to first floor landing, laminate flooring, central heated radiator.

#### Lounge

12' 10" x 12' 4" ( 3.91m x 3.76m ) Double glazed window, radiator, laminate flooring, feature fire place housing gas fire.

#### Kitchen Diner

19' max x 9' 8" max ( 5.79m max x 2.95m max )

Fully fitted kitchen with wall and base units, worksurfaces, sink drainer, gas point with free standing cooker, understaris storage cupboard, double glazed patio doors to conservatory, central heated radiator, further door to side leading to the utility room.

#### Utility

10' 9" x 6' 4" ( 3.28m x 1.93m )

Doors to front and rear, giving access to the front and rear gardens, window, washing machine point, worksurfaces, space for domestic appliances.

#### Conservatory

10' 1" x 9' 11" ( 3.07m x 3.02m ) UPVC Construction with double glazed windows, door to garden.

#### **First Floor Landing**

Loft access, double glazed window, airing cupboard housing the boiler.

#### **Bedroom One**

13' x 8' 6" ( 3.96m x 2.59m ) Double glazed window, radiator, laminate flooring, two storage cupboards.

#### **Bedroom Two**

12' 10" x 9' 10" ( 3.91m x 3.00m ) Double glazed window, radiator.

#### **Bedroom Three**

8' 9" x 7' 11" ( 2.67m x 2.41m ) Double glazed window, radiator, laminate flooring.

#### **Shower Room**

Two double glazed windows, low flush wc, wash hand basin, shower cubicle, wall and floor tiling, central heated radiator.

#### **Outside Front**

Ample off road parking to front, access to the utility room.

#### **Outside Rear**

Generous sized enclosed rear garden, patio area, outdoor lighting, astroturf.











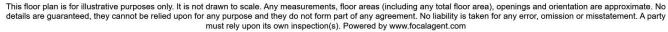






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81-83 Darlington Street WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax Awaited Band: A

Tenure: Freehold





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