



Connells

Rough Hills Close
Parkfields Wolverhampton

Rough Hills Close Parkfields Wolverhampton WV2 2HQ

for sale offers in excess of
£240,000



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 cul de sac 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 utility room giving front and rear secure 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.









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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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