



**Connells**

Marksbury Close  
Dunstall Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this two bedroom semi detached property in a cul-de-sac location. Benefiting of an abundance of external space, this property should be viewed in order to fully appreciate. The property is located within a cul-de-sac location.

The property comprises of entrance hall, lounge, kitchen diner, two bedrooms and bathroom. Externally there is front and rear gardens and a large driveway leading up to the side of the property.

### The Location & Area

Set to the north west of Wolverhampton City centre with easy access to the A449 Stafford Road and access to the M54 and adjoining M6 motorway. Being within close proximity to Wolverhampton City centre train station and tram stop and within walking distance of West Park.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

### Lounge

13' 4" x 10' 3" ( 4.06m x 3.12m )  
Double glazed window to front, central heating radiator, doors to kitchen diner.

### Kitchen Diner

9' 2" x 13' 3" ( 2.79m x 4.04m )  
Double glazed window to rear, door to rear, a range of wall and base units with inset sink, space for various appliances, space for dining table and chairs, central heating radiator, door to lounge.

## First Floor Landing

Loft access, doors to various rooms.

## Bedroom One

9' 2" x 13' 3" max ( 2.79m x 4.04m max )  
Two double glazed window to front, door to first floor landing.

## Bedroom Two

11' 6" x 6' 8" ( 3.51m x 2.03m )  
Double glazed window to rear, door to first floor landing.

## Bathroom

Double glazed window to rear, panelled bath, electric shower, low flush toilet, pedestal sink, door to first floor landing.

## Outside Front

Large garden area and generous driveways area to side, gated access to rear.

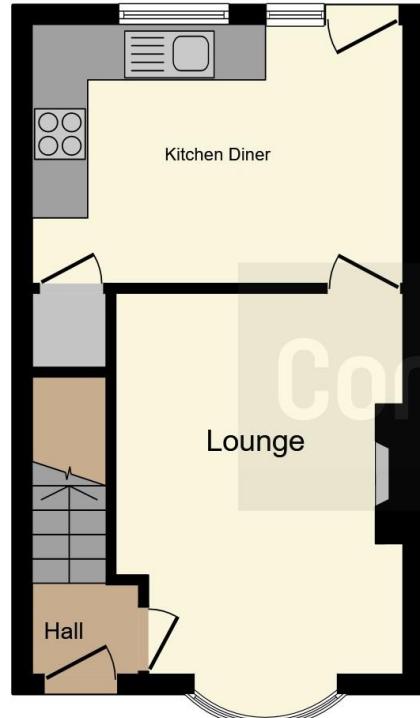
## Outside Rear

Generous rear garden.

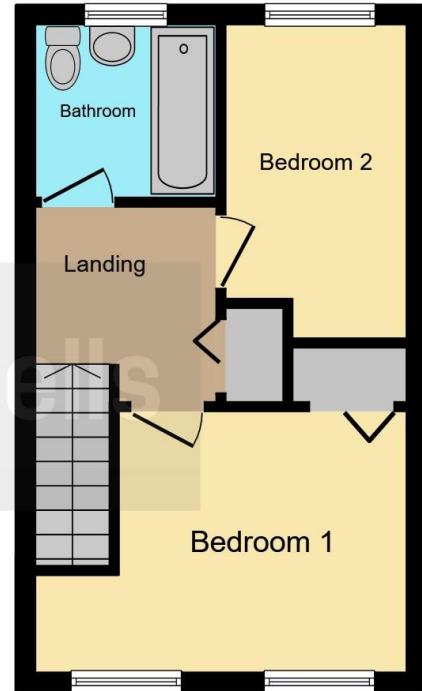
## Agents Note

Please note the property currently has no boiler.





**Ground Floor**



**First Floor**

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

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EPC Rating: E    Council Tax  
 Band: A

view this property online [connells.co.uk/Property/WVH332621](http://connells.co.uk/Property/WVH332621)



Tenure: Freehold



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