



Connells

Ward Street
Ettingshall Wolverhampton



Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom end terrace family home set over three floors and suitable for first time buyers, investors and small families. Viewings are highly recommended to appreciate the accommodation on offer, call the Connells Wolverhampton branch today.

Internally the property comprises front lounge, lobby leading to a ground floor wc and adjoining kitchen diner. Heading to the first floor you will find two generous size double bedrooms and family bathroom. To the second floor is a further double bedroom. Outside to the front the property boasts two allocated parking space, whilst the rear garden benefits from having a low maintenance well maintained rear garden.

The Location & Area

Situated just off the main Bilston Road which offers fantastic commuting access to Wolverhampton City centre and Bilston shopping areas. The popular metro route into Birmingham City centre is also just a stone's throw away. Further shopping can be found within Bentley Bridge and Wednesfield shopping centre and there is a fantastic selection of local schools nearby.

Approach

Set back from the roadside behind two allocated parking spaces with access to the main accommodation and side gate.

Lounge

14' 9" max x 11' 9" max (4.50m max x 3.58m max)

Double glazed window to front, storage cupboard, central heating radiator, ceiling light point, door to lobby.

Lobby

Stairs rising to first floor, ceiling light point, door to kitchen diner, lounge and ground floor wc.

Ground Floor Wc

Low flush wc, ceiling light point, wash hand basin, extractor fan, central heating radiator.

Kitchen Diner

11' 8" x 8' 8" (3.56m x 2.64m)

Matching wall and base units, one and half stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, plumbing for washing machine, ceiling light point, central heating radiator, french doors to rear garden, door to lobby, double glazed window to rear.

First Floor Landing

Stairs rising to second floor landing, ceiling light point, central heating radiator, doors to various rooms.

Bedroom Two

11' 9" max x 10' 5" max (3.58m max x 3.17m max)

Double glazed window to front, ceiling light point, central heating radiator, door to first floor landing.

Bedroom Three

11' 9" max x 8' 9" max (3.58m max x 2.67m max)

Double glazed window to rear, ceiling light point, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to side, bath with shower over, low flush wc, wash hand basin, part tiled walls, extractor fan, ceiling light point, central heating radiator, door to first floor landing.

Second Floor Landing

Storage cupboard, ceiling light point, door to Bedroom One.

Bedroom One

Three skylight windows, loft access, ceiling light point, central heating radiator, storage cupboard, door to second floor landing.

Second Floor Landing

13' 11" x 8' 10" (4.24m x 2.69m)

Storage cupboard, ceiling light point, door to Bedroom One.

Outside Rear

A well presented low maintenance, lawn, side gate.

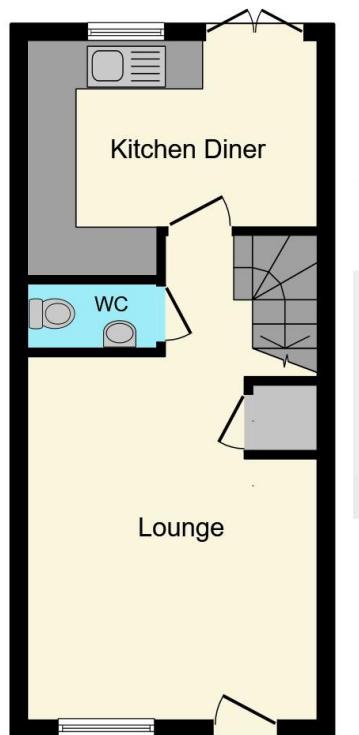
Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

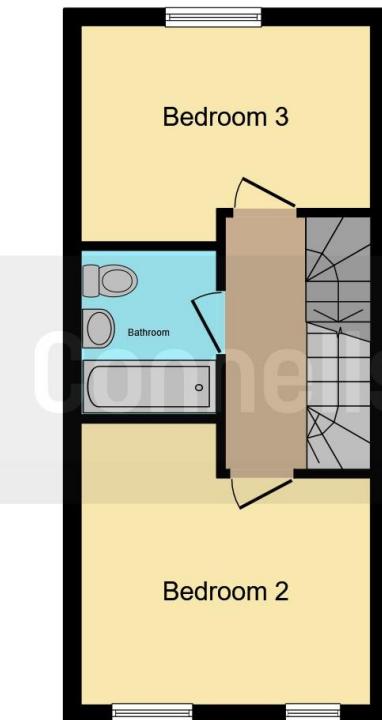




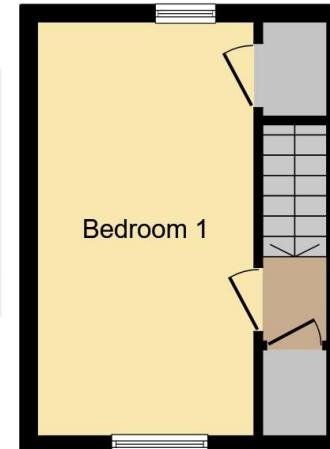




Ground Floor



First Floor



Second 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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333233



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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