

Property details approval form

51 Gordon Street, All Saints, Wolverhampton, WV2 1DB

Date: 22 August 2025

Property Ref and Version: WWH333294 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £185,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > THREE BEDROOM MID-TERRACED FAMILY PROPERTY
- > Close to Wolverhampton City Centre
- > Immaculately presented throughout
- > Modern fitted kitchen and bathroom
- > Three spacious bedrooms
- > Lounge and separate dining room
- > Viewing is highly recommended

○ Short Description

"A WELL PRESENTED AND ATTRACTIVE THREE BEDROOM MID-TERRACED PROPERTY CLOSE TO THE CITY CENTRE" Comprising entrance, lounge, dining room, modern fitted kitchen, bathroom, three spacious bedrooms, court yard style garden to rear with side shared access.

○ Long Description

Connells Wolverhampton have the delight to bring to the market this well presented and attractive three bedroom mid-terraced family property close to Wolverhampton City Centre. Benefiting from an abundance of internal space this property should be viewed in order to fully appreciate.

The property comprises of a lounge, dining room, modern fitted kitchen, modern fitted bathroom and three spacious bedrooms.

Externally there is a courtyard style garden with shared side access.

Additionally the property is a short distance from Wolverhampton city centre making this ideal for those wishing to commute.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Location And Area

Set just outside the periphery of Wolverhampton City Centre with fantastic local commuting links, approximately half a mile away from Wolverhampton Rail Station and excellent local shopping facilities found in the form of St Johns and Bentley Bridge Retail Park. This property is Ideally placed for access to the city and all the amenities it has to offer.

Lounge

12' 4" x 12' 6" (3.76m x 3.81m)

Composite door to front, Window to front, radiator, door to dining room.

Dining Room

12' 5" x 12' 5" (3.78m x 3.78m)

Double glazed door to rear, radiator, stairs access, door to lounge, door to kitchen.

Kitchen

12' 3" x 6' 4" (3.73m x 1.93m)

Double glazed door to side, double glazed door to side, range of wall and base units with inset sink, plumbing for a washer, space for a fridge freezer, integrated oven, hob and extractor, door to stylish downstairs bathroom.

Bathroom

Double glazed window to side, vanity sink, low flush toilet, panelled bath, feature tiling, heated towel rail, door to kitchen.

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○ Room Description

First Floor Landing

Doors to various rooms.

Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m)

Double glazed window to rear, radiator, door to landing.

Bedroom Two

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed window to front, radiator, door to landing.

Bedroom Three

9' 5" x 6' 4" (2.87m x 1.93m)

Double glazed window to front, radiator, door to landing.

Outside Rear

Enclosed courtyard style garden with side shared gated access.

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○ Property Images



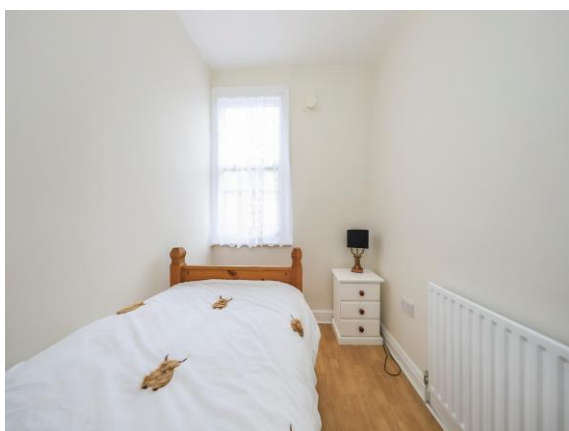
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○ Floor Plan



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

○ Approval

Signature		Date
James Wenlock		
Miss Rita McHale		