



**Connells**

East Park Way  
East Park Wolverhampton



# East Park Way East Park Wolverhampton WV1 2DN

for sale offers over  
**£230,000**



## Property Description

The Award Winning Connells Wolverhampton branch is proud to bring to the market this immaculately presented three bedroom mid terrace family home situated in the popular East Park area. Viewings are highly recommended to appreciate the accommodation on offer. Call Connells Wolverhampton today to book your viewing.

Internally the property comprises of having an inviting entrance hall leading to both the spacious lounge and kitchen diner with ample work top space. The ground floor also benefits from having a ground floor wc and large utility area which could have versatile usage, storage cupboard large enough to become a potential ground floor shower room. Heading upstairs you will find three generous size bedrooms and a stylish bathroom. Outside you will find a large driveway for multiple vehicles, whilst the rear presents a low maintenance paved rear garden with pond and summer house with power supply.

## The Location & Area

Set just off the Willenhall Road this apartment has easy access links to Wolverhampton City centre, train station and Metro link are close by. Also nearby are a range of shops and the popular East Park.

## Approach

Set back from the roadside behind block paved driveway with gravelled area, access to the main accommodation and shared side access.

## Entrance Hall

Meter cupboard, central heating radiator, ceiling light point, storage cupboard, double glazed window to front, stairs rising to first floor landing, doors to lounge and kitchen diner.

## Lounge

13' 6" max x 11' 9" max ( 4.11m max x 3.58m max )

Double glazed window to front, ceiling light point, central heating radiator, electric fireplace, door to kitchen diner and hallway.

## Kitchen Diner

20' 10" x 8' 8" ( 6.35m x 2.64m )

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated oven and grill, induction hob, plumbing for washing machine, two central heating radiators, two double glazed windows to rear, two ceiling light points, doors to entrance hall and utility.

## Utility

Double glazed window to side and rear, matching wall and base units, storage cupboard with potential, plumbing for washing machine, door to shared right of way, doors to ground floor wc and rear garden.

## Ground Floor Wc

Low flush wc, ceiling light point, double glazed window to side.

## First Floor Landing

Storage cupboard, loft access, ceiling light point, doors to various rooms.

## Bedroom One

11' 9" max x 11' 5" max ( 3.58m max x 3.48m max )

Double glazed window to rear, ceiling light point, central heating radiator.

## Bedroom Two

13' 8" max x 9' max ( 4.17m max x 2.74m max )

Double glazed window to front, ceiling rose with light point, central heating radiator.

## Bedroom Three

9' 2" max x 7' 7" max ( 2.79m max x 2.31m max )

Double glazed window to front, ceiling light point, built-in cupboard.

## Bathroom

P shaped bath with shower over, low flush wc, wash hand basin unit, tiled walls, extractor fan, ceiling light point, central heating radiator, cupboard housing wall mounted boiler, two double glazed windows to rear.

## Outside Rear

Paved patio area, outside pond, timber shed, outside tap, double socket point















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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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