



**Connells**

Martin Street  
Parkfields Wolverhampton



# Martin Street Parkfields Wolverhampton WV4 6HH

for sale offers over  
**£130,000**



## Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom end terrace family home situated in the popular area of Parkfields and boasts NO ONWARD CHAIN. The property has been recently renovated and suitable for first time buyers and investors. Viewings are highly recommended, call Connells today to book your viewing.

Internally the property comprises of front reception room being used as a lounge area, second reception area used as a dining room, modern and stylish recently fitted kitchen with ground floor bathroom to rear. Heading upstairs you will find three generous size bedrooms. Outside to the rear is a well presented and low maintenance rear gardens.

## The Location & Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous local schools and supermarkets.

## Lounge

13' 7" max x 11' 2" max ( 4.14m max x 3.40m max )

Double glazed door and window to front, ceiling light point, mock ceiling beams, meter cupboard, door to dining room.

## Dining Room

12' 3" max x 12' max ( 3.73m max x 3.66m max )

Double glazed window to rear, central heating radiator, ceiling light point, storage cupboard, mock ceiling beams, doors to stairs, lounge and inner hall.

## Inner Hall

Door to kitchen, shared access and rear garden, some loft access.

## Kitchen

8' 8" x 8' 7" ( 2.64m x 2.62m )

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood, part tiled walls, ceiling light point, double glazed window to side, door to bathroom.

## Bathroom

Panelled bath with shower over and shower attachment, wash hand basin, low flush wc, ceiling light point, extractor fan, panelled walls, double glazed window to rear.



### First Floor Landing

Ceiling light point, loft access, doors to various rooms.

### Bedroom One

12' 2" max x 12' max ( 3.71m max x 3.66m max )

Double glazed window to rear, central heating radiator, ceiling light point, wall mounted boiler, cupboard.

### Bedroom Two

11' 9" max x 9' 7" max ( 3.58m max x 2.92m max )

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

### Bedroom Three

11' 10" max x 5' 9" ( 3.61m max x 1.75m )

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

### Outside Rear

Paving, potential lawned area, timber fencing, walling to rear.

### Agents Note

The Vendor advises Connells there is a mineshaft within 10 meters of the property in the road. Please take advise before incurring costs.















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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: E    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333755](http://connells.co.uk/Property/WVH333755)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH333755 - 0003