



Connells

Newhampton Road East
Whitmore Reans Wolverhampton

Newhampton Road East Whitmore Reans Wolverhampton WV1 4BD

for sale offers in the region of
£270,000



Property Description

Connells Wolverhampton have the delight to bring to the market this three/ four bedroom detached dormer bungalow situated on a popular road in Whitmore Reans and boasts no onward chain.

Internally the property comprises of entrance porch, entrance hall with parquet flooring, ground floor bathroom, kitchen with adjoining utility area/ side porch, ground floor bedroom, sizable lounge with an adjoining dining room. Completing the ground floor is a conservatory and the added benefit of an additional ground floor shower room. On the first floor there are two double bedrooms.

Outside to the front there is off road parking with shared side access, garage and rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set on the popular Newhampton Road on the periphery of Wolverhampton City Centre within walking distance of West Park, ideally placed for commuting links. There are numerous local schools most noteworthy of which is Wolverhampton Girls High school which has received an Outstanding Ofsted report.

Approach

Off road parking, walling with iron fencing

Entrance Porch

Door to entrance hallway.

Entrance Hallway

Parquet flooring, stairs to first floor, storage cupboard, radiator, four wall lights, doors to various rooms.

Lounge

19' 7" into bay x 11' 5" max (5.97m into bay x 3.48m max)

Double glazed windows to side and front, radiator, doors to hallway and dining room.

Dining Room/ Fourth Bedroom

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window to side, radiator, doors to hall and conservatory.

Conservatory

22' 3" x 10' 4" (6.78m x 3.15m)

Double glazed windows, two radiators, door to rear garden, shower room and dining room.

Shower Room

Shower cubicle, tiled walls, low flush wc, heated towel rail, hand basin.



Kitchen

10' x 10' 8" (3.05m x 3.25m)

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, partly tiled walls, gas cooker point, wall mounted boiler, radiator, spotlights, double glazed window to side, door to utility and hallway.

Utility

Power supply, door to rear garden.

Bedroom One

11' 9" x 12' 5" (3.58m x 3.78m)

Double glazed window to front, fitted wardrobes, radiator.

Bathroom

Panelled bath with shower attachments, low flush wc, wash hand basin, tiled walls, heated towel rail, double glazed window to rear.

First Floor Landing

Skylight window, doors to various rooms.

Bedroom Two

11' 3" max x 6' 9" (3.43m max x 2.06m)

Double glazed window to front, radiator, storage cupboard, fitted wardrobes.

Bedroom Three

10' 3" x 12' 8" (3.12m x 3.86m)

Double glazed window to rear, radiator, storage cupboard, fitted wardrobes.

Outside Rear

Patio area with lawn and access to garage.









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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH323999



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH323999 - 0002