



**Connells**

Regina Crescent  
Wolverhampton





### Property Description

Samuel Thorneywork from the Wolverhampton Connells Branch is proud to present to market this well presented and stylish two bedroom end-terraced family home and situated in the popular area of Tettenhall Wood.

Internally the property comprises of having an entrance hallway, modern and stylish kitchen, spacious lounge. On the first floor you will find two bedrooms and a bathroom. Externally there is off road parking to front for several vehicles, while the rear also boasts a sizable rear garden.

Viewings are highly recommended and would be suitable for first time buyers, investors or small families.

### Location And Area

This property offers fantastic commuting access to the Bridgnorth Road and Wolverhampton City centre and a wonderful selection of shopping at the nearby Tettenhall village.

### Approach

Set back from the roadside behind gravelled driveway for ample vehicles with access to the main accommodation.

### Entrance Hallway

Double glazed window to front, ceiling light point, radiator, stairs to first floor, doors to various rooms.

### Lounge

15' 4" max x 11' max ( 4.67m max x 3.35m max )

Double glazed window to front, multifuel log burner, ceiling light point, radiator, door to hallway, french doors to rear garden.

### Kitchen

11' 1" x 8' 7" ( 3.38m x 2.62m )

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor hood above, plumbing point for washing machine, radiator, ceiling spotlights, double glazed window to rear, doors to rear garden and hallway.

### First Floor Landing

Double glazed window to rear, ceiling light point, loft access, doors to both bedrooms and bathroom.

### Bedroom One

14' 2" max x 10' 3" max ( 4.32m max x 3.12m max )

Double glazed window to front, ceiling light point, radiator, storage cupboard.

### Bedroom Two

15' 4" x 9' ( 4.67m x 2.74m )

Double glazed windows to front and rear, ceiling light point, radiator.

### Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, ceiling light point, partly tiled walls, double glazed window to rear.

### Outside Rear

Paving area with step to lawn, outside brick shed, outside tap point, double socket, mature tree and side gate.







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: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/WVH334226](https://connells.co.uk/Property/WVH334226)**

Tenure: Freehold



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