



**Connells**

Dixon Street  
Ettingshall Wolverhampton



# Dixon Street Ettingshall Wolverhampton WV2 2BJ

for sale offers in the region of  
**£150,000**



## Property Description

Connells Wolverhampton are pleased to present to market this two bedroom mid terrace home being sold with a long term tenant in situ. Well located to the City centre and nearby transport links and amenities, the property has been well presented both internally and externally. Viewing is highly recommended to appreciate this investment opportunity, call Connells today to book your viewing.

The property comprises of two reception rooms, fitted kitchen and bathroom to the ground floor. Upstairs are two double bedrooms. Externally the property boasts a well maintained garden to rear with patio courtyard and extended garden space.

## The Location & Area

Set to the south east of Wolverhampton City Centre in the Parkfields area with easy access to Birmingham New Road and adjoining Black Country Route only a short drive to the shopping facilities of Wolverhampton City Centre and Bentley Bridge Retail Park, Wolverhampton Rail Station only a short drive away.

## Lounge

Double glazed door and window to front, central heating radiator.

## Dining Room

Double glazed window to rear, central heating radiator, stairs to first floor landing, electric fireplace.

## Kitchen

Double glazed window to side, a range of wall and base units with work surfaces above, stainless steel sink and drainer, gas hob, gas oven, central heating radiator, door to side leading to the rear garden.

## Bathroom

Double glazed window to side, wc, wash hand basin, extractor fan, bath with mixer taps and shower over, central heating radiator, part tiled walls.



## First Floor Landing

Doors to various rooms.

## Bedroom One

Double glazed window to front, central heating radiator, door to first floor landing.

## Bedroom Two

Double glazed window to rear, central heating radiator, loft access.

## Outside Front

On street parking.

## Outside Rear

Patio courtyard with outside tap leading to extended garden via gated access, patio, lawn, borders and shrubs, storage shed, outdoor light, shared gated side access.



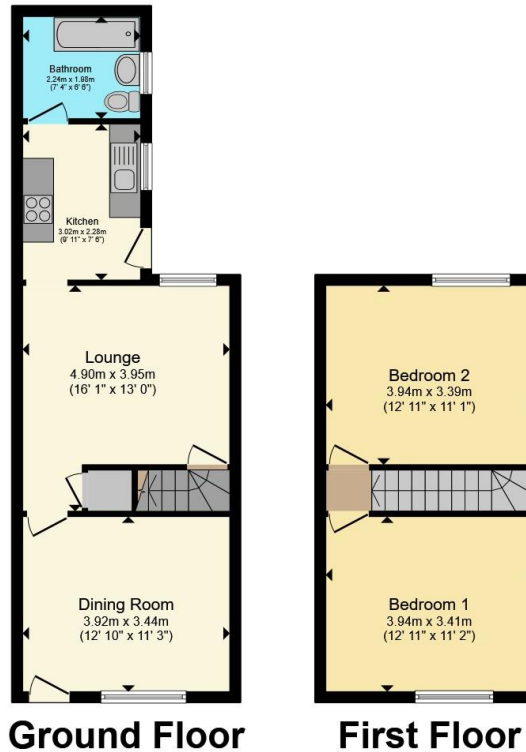












Total floor area 74.7 m<sup>2</sup> (804 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334447](http://connells.co.uk/Property/WVH334447)**



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.

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