



**Connells**

Woodstock Road  
East Park Wolverhampton



# Woodstock Road East Park Wolverhampton WV1 2DT

for sale offers in the region of  
**£230,000**



## Property Description

Connells Wolverhampton are delighted to presented this spacious end terrace home well located for local amenities and transports link. Beautifully presented to a high standard including solid oak doors internally, this property promises to be the perfect choice for families. Viewing is highly recommended to appreciate the size and condition of this fabulous family home.

The property comprises of entrance hall, lounge through diner and a stunning fitted kitchen with quartz work tops and integrated appliances. Upstairs there are three good size bedrooms and stylish bathroom with separate wc (with potential to convert into one room). Outdoors areas continue to impress with generous off road parking to the fore and a spacious garden to rear offering fantastic potential to create your idyllic outdoor space.

## Entrance Hall

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

## Lounge Through Diner

19' 9" x 9' 10" into recess ( 6.02m x 3.00m into recess )

Double glazed window to front, central heating radiator, double glazed door leading to rear garden.

## Kitchen

19' 10" max x 11' 5" max ( 6.05m max x 3.48m max )

Double glazed window to rear, a range of wall and base units with quartz work surfaces, sink and drainer, integrated double electric oven, five ring gas hob, integrated appliances to included washing machine, dishwasher, microwave, freezer, extractor fan, store cupboard/pantry, central heating radiator, double glazed door leading to garden, double glazed composite door to front leading to driveway.

## The Location & Area

Set to the east of Wolverhampton City Centre in the East Park area with easy access to Willenhall Road, within walking distance of East Park, easy access to Wolverhampton Rail Station and Bentley Bridge retail park for shopping.



### First Floor Landing

Loft access, doors to various rooms.

### Bedroom One

13' 9" x 9' 8" into recess ( 4.19m x 2.95m into recess )

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

### Bedroom Two

11' 9" x 8' 1" ( 3.58m x 2.46m )

Double glazed window to front, central heating radiator, built-in wardrobes, door to first floor landing.

### Bedroom Three

12' 10" x 5' 7" into recess ( 3.91m x 1.70m into recess )

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

### Bathroom

Double glazed window to rear, wash hand basin, bath with mixer taps and shower over, extractor fan, heated towel rail, tiled walls, tiled flooring, door to first floor landing.

### Separate Wc

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

### Outside Front

Generous driveway to front.

### Outside Rear

Lawned area, two storage sheds, outdoor tap, outdoor light, gated side access.



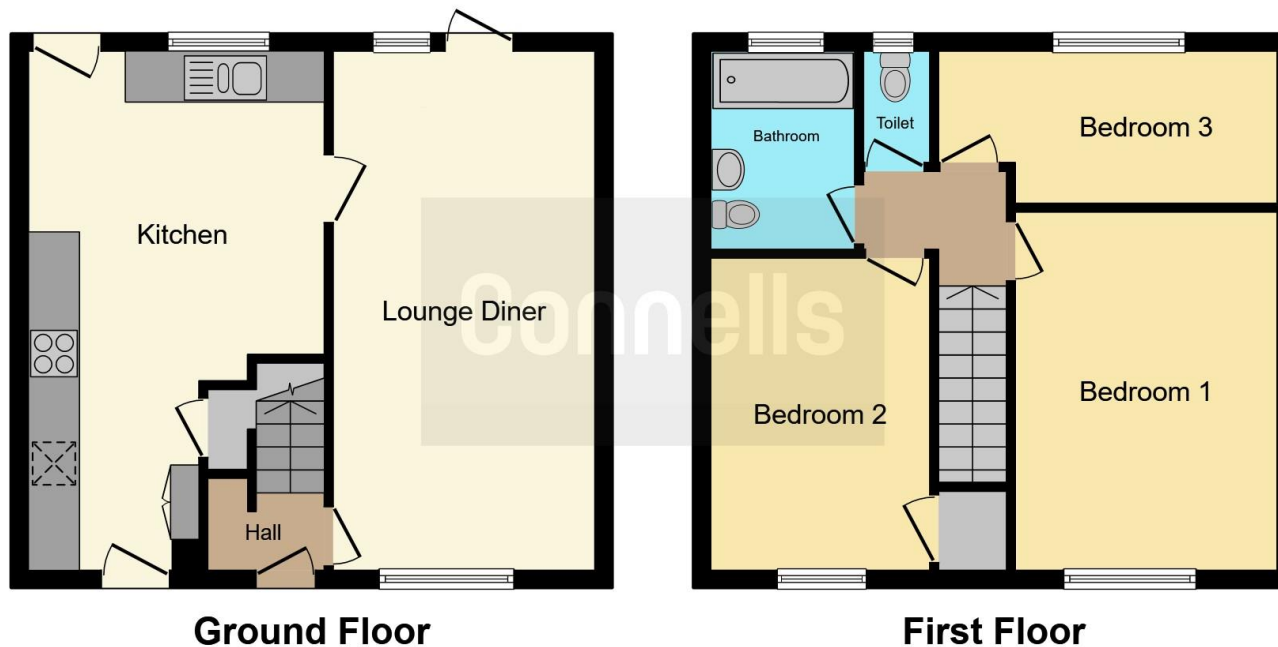












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333015](http://connells.co.uk/Property/WVH333015)**



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