Connells

Woodstock Road
East Park Wolverhampton

Woodstock Road
East Park Wolverhampton WV1 2DT

for sale offers in the region of
£220,000

Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this CHAIN FREE spacious three bedroom mid terrace property in a popular residential location. This property should be viewed in order to fully appreciate, call Connells today to book your viewing.

Internally the property comprises entrance hall, lounge, dining room, kitchen, downstairs wc and storage area. On the first floor there are three generous bedrooms and family bathroom with freestanding roll top bath. Externally the front is generous driveway providing off road parking and a large rear garden ideal for families.

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. There is easy access to Wolverhampton Metro and Rail Station with commuting links to Wolverhampton and Birmingham. Bentley Bridge retail park is also relatively close by offering a wide range of shopping, eateries and cinema.

Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, doors to various rooms.

Lounge

13' 7" x 12' (4.14m x 3.66m)

Double glazed window to front, central heating radiator, door to entrance hall, open to dining room.

Dining Room

9' x 8' (2.74m x 2.44m)

Double glazed window to rear, open to lounge, door to kitchen.

Kitchen

12' 6" x 9' 3" (3.81m x 2.82m)

Double glazed window to rear, double glazed door to inner hall, door to entrance hall, a range of freestanding kitchen units, inset oven, hob, inset sink, tiled floor.

Ground Floor Wc

Low flush toilet, door to inner hall.

Inner Hall

Storage area, door to garden.

First Floor Landing

Doors to various rooms.

Bedroom One

12' x 11' 8" (3.66m x 3.56m)

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

Bedroom Two

13' 7" x 9' (4.14m x 2.74m)

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

Bedroom Three

9' x 7' 9" (2.74m x 2.36m)

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

Family Bathroom

Two double glazed windows to rear, freestanding bath, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Generous driveway providing off road parking.

Outside Rear

Good size enclosed rear garden, lawned area, mature plants, trees and shrubs.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor **First Floor**

Total floor area 92.4 m² (995 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336579

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.