



**Connells**

Byron Road  
Wednesfield Wolverhampton



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to market this immaculately presented two bedroom mid-terraced property situated in a popular area and would be suitable for first time buyers, small families and investors.

Internally the property comprises of entrance hall, lounge with media wall, french doors to an extended kitchen/ dining area access to ground floor wc. On the first floor there are two generously sized bedrooms and a stylish bathroom. The property also benefits from a loft area which has the potential to be used as a bedroom stpp.

Externally to front there is off road parking and to the rear there is a well presented rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated in Ruskin Road which is conveniently located for the main Cannock Road with links to the M54 and M6 motorways. Shopping, dentists and public houses area also conveniently located nearby.

### Approach

Set back from the roadside behind ample off road parking and access to the main accommodation.

### Entrance Hallway

Radiator, ceiling light point, stairs to first floor, door to lounge.

### Lounge

14' 3" max x 12' 9" max ( 4.34m max x 3.89m max )

Double glazed window to front, ceiling light point, vertical radiator, media wall with electric fireplace, doors to hallway and extended kitchen.

### Extended Kitchen

24' 8" max x 15' 2" max ( 7.52m Max x 4.62m max )

Matching wall and base units with ceramic sink and drainer with spray mixer tap, space for range master cooker, kitchen island with ceiling light point above, ceiling spotlights, storage area, doors to ground floor wc and lounge, bifold doors to rear garden.

### Downstairs Wc

Low flush toilet, wash hand basin.



## First Floor Landing

Loft access, doors to various rooms.

## Bedroom One

16' x 8' 6" ( 4.88m x 2.59m )

Two double glazed windows to front, fitted wardrobe, ceiling light point, vertical radiator.

## Bedroom Two

11' 9" x 7' 2" ( 3.58m x 2.18m )

Double glazed window to rear, built in wardrobe, radiator, ceiling light point

## Bathroom

Jacuzzi bath with shower over, vanity wash hand basin with low flush wc, tiled walls, ceiling spotlights, heated towel rail, storage cupboard housing with wall mounted boiler, double glazed window to rear.

## Loft Area

Two skylight windows, storage to eaves and ceiling spotlights.

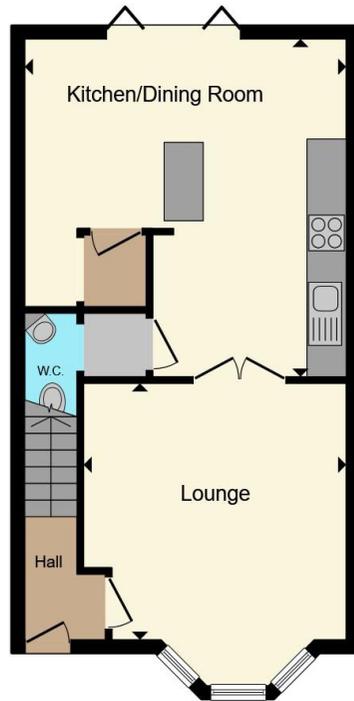
## Outside Front

Patio area with lawn, central path, brick shed to rear, side gate to shared access, outside tap point.









**Ground Floor**



**First Floor**

Total floor area 80.5 m<sup>2</sup> (867 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)



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EPC Rating: D    Council Tax  
Band: A

Tenure: Freehold

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