



**Connells**

Inverkip Walk  
Monmore Grange Wolverhampton

# Inverkip Walk Monmore Grange Wolverhampton WV4 6BF

for sale offers in the region of  
**£200,000**



## Property Description

Connells Wolverhampton are pleased to present to market this modern mid terrace home well located to local transport links including the Birmingham New Road. Offered for sale with a tenant in situ currently paying £825 pcm providing a gross yield of 5% annually. This home promises to be the ideal choice for investors, call Connells today to book a viewing.

Internally the property comprises of entrance hall, downstairs wc, lounge and kitchen to the ground floor. Upstairs there are three well proportioned bedrooms, master en-suite and family bathroom. Externally the property boasts an enclosed rear garden.

## The Location & Area

Situated just off the Birmingham New Road with good commuting access to Wolverhampton City Centre and Birmingham with links to M6 and M54 motorways.

## Lounge

13' 11" max x 11' 2" max ( 4.24m max x 3.40m max )  
Double glazed window to front, central heating radiator, access to wc.

## Wc

Wc, wash hand basin, extractor fan, central heating radiator.

## Kitchen

Double glazed window to rear, a range of wall and base units, work surfaces, stainless steel sink and drainer, electric oven, gas hob, double glazed door to rear giving access to the garden.

## Entrance Hall

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

### First Floor Landing

Loft access, airing cupboard, doors to various rooms.

### Bedroom One

12' 9" max x 11' 3" max ( 3.89m max x 3.43m max )  
Double glazed window to front, central heating radiator, door to en-suite

### En-Suite

Double glazed window to front, wash hand basin, shower cubicle, central heating radiator, part tiled walls, laminate floor.

### Bedroom Two

9' 6" x 7' 2" plus doorway ( 2.90m x 2.18m plus doorway )  
Double glazed window to rear, central heating radiator.

### Bedroom Three

7' 1" x 6' 5" plus recess ( 2.16m x 1.96m plus recess )  
Double glazed window to rear, central heating radiator.

### Bathroom

Wc, wash hand basin, bath with mixer taps, central heating radiator, laminate floor, extractor fan.

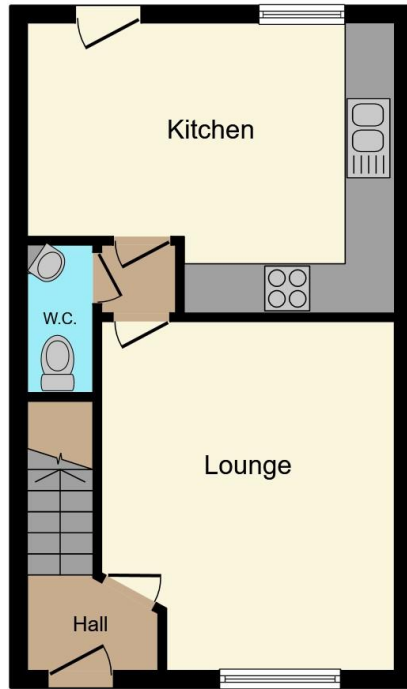
### Outside Front

On street parking.

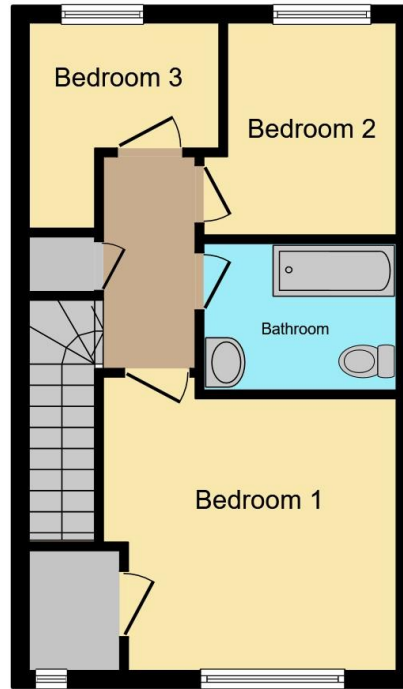
### Outside Rear

Slabs, lawned area, storage shed, gated rear access.





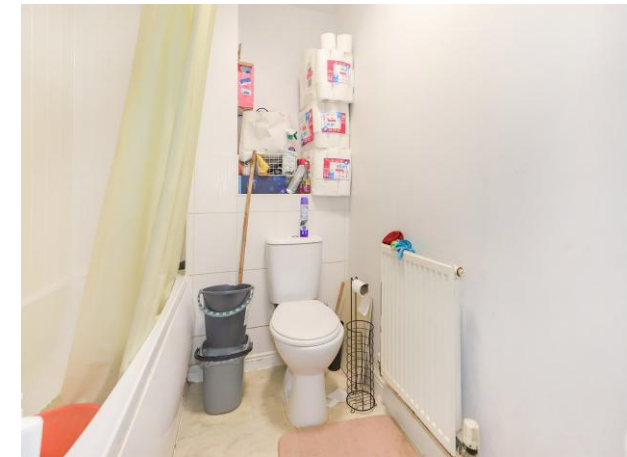
**Ground Floor**



**First Floor**

Total floor area 70.3 m<sup>2</sup> (757 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



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

**view this property online [connells.co.uk/Property/WVH335235](http://connells.co.uk/Property/WVH335235)**

Tenure: Freehold



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