

Connells

Essington Way
East Park Wolverhampton

Essington Way
East Park Wolverhampton WV1 2NN

for sale offers over
£215,000







Property Description

Samuel Thorneywork from the award winning Conells Wolverhampton is delighted to bring to the market this well presented and inviting two bedroom end-terraced home ideal for first time buyers and investors or those seeking to downsize.

Internally the property comprises of hallway, ground floor wc, inner hallway, kitchen, lounge and conservatory. On the first floor there are two double bedrooms and a family bathroom. Externally there is ample off road parking with access to a storage area to the side of the property whilst the rear garden benefits from a low maintenance garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Located just off the Willenhall Road, this property offers fantastic access into Wolverhampton city centre with a range of amenities including retail shopping, bars and restaurants and other leisure facilities. The Willenhall Road also offers fantastic commuting access for the M6 motorway and also good bus route links.

Entrance Hall

Door to the ground floor WC and the inner hallway.

Wc

Low flush WC, ceiling light point, wash hand basin unit, partly tiled walls and a double glazed window to the front.

Inner Entrance Hall

Storage cupboard, ceiling light point, radiator, stairs up to the first floor and doors to the hallway kitchen and lounge.

Kitchen

11' 3" x 6' 5" (3.43m x 1.96m)

Matching wall and base units with 1 1/2 sink and drainer with mixer tap, plumbing point for washing machine and space for dryer, four ring electric hob with extractor hood above, wall mounted boiler, partly tiled walls and a double glazed window to the front.

Lounge

13' 2" x 11' 6" (4.01m x 3.51m)

Double glazed window to the rear, two ceiling light points, radiator and door to the inner hallway and access into the conservatory.

Conservatory

13' 4" max x 11' 5" max (4.06m max x 3.48m max)

Double glazed windows, French doors to the rear garden and door to the side storage area.

First Floor Landing

Loft access, ceiling light point and doors to both bedrooms and bathroom

Bedroom One

10' 1" x 7' 8" (3.07m x 2.34m)

Double glazed window to the front, ceiling light point, radiator and built-in wardrobes.

Bedroom Two

7' 8" x 11' 3" to wardrobes (2.34m x 3.43m to wardrobes)

Double glazed window to the rear, radiator, fitted wardrobes and ceiling light point.

Bathroom

L-shaped bath with shower attachment, low flush WC, wash hand basin, radiator with heated towel rail, partly tiled walls and a double glazed window to the side.

Outside Rear

Paved patio area with artificial lawn, storage area and decking

Agents Note

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



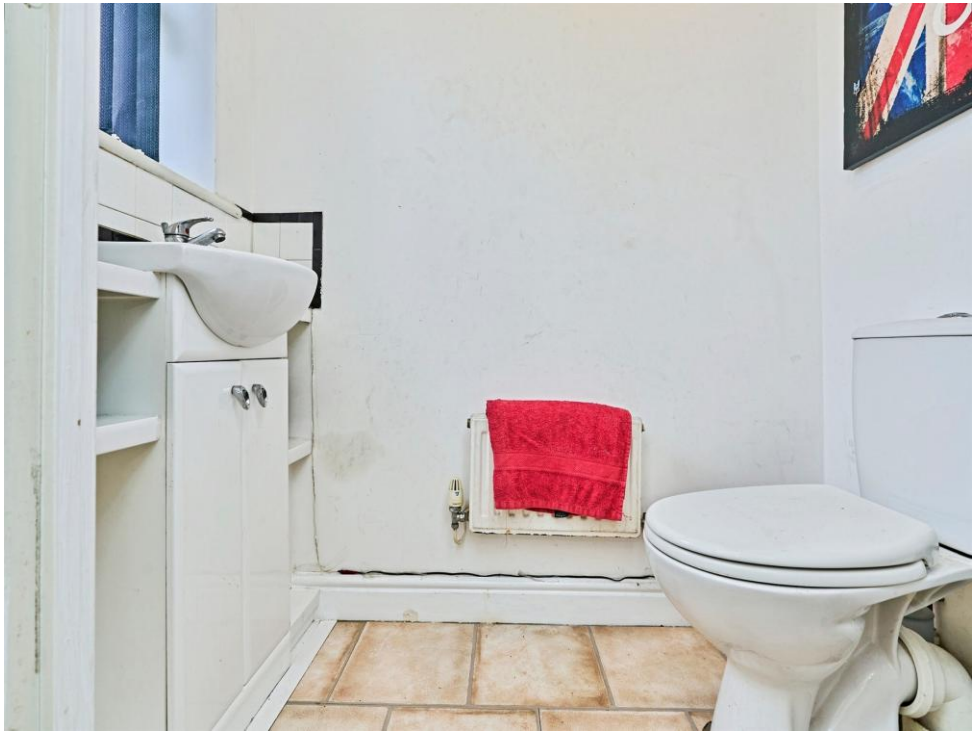
















Ground Floor **First Floor**

Total floor area 92.3 m² (994 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335930

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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.

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