



Connells

Evans Street
Whitmore Reans Wolverhampton



Property Description

Samuel Thorneywork from the award Winning Connells Wolverhampton bring to the market this deceptively spacious three bedroom mid-terraced family home situated close to Wolverhampton City Centre.

The property comprises of an inviting entrance hallway which allows access to a convenient ground floor wc and storage space, spacious lounge and well presented and modern kitchen with integrated appliances, On the first floor you'll find three generously sized bedrooms and a modern shower room. Outside you will find a landscaped front garden with artificial lawn, whilst the rear offers a low maintenance and landscaped rear garden. There is also a garage for off road parking or additional parking space.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the south east of Wolverhampton City Centre just off Moseley Road, ideally placed for access to Black Country Route and adjoining Birmingham New Road. The property is approximately two miles away from Wolverhampton Rail Station and nearby numerous local schools most noteworthy of which is Holy Trinity Catholic Primary School which has received an Outstanding Ofsted Report.

Approach

Set back from the roadside with a pathway to the front garden with artificial lawn, picket fencing, path to the main accommodation.

Entrance Hallway

Electric fischer dynamic clay core radiator, ceiling light point, storage cupboard, stairs rising to the first floor, doors to various rooms.

Ground Floor Wc

Low flush toilet, wash hand basin, ceiling light point, partly tiled walls, double glazed window to rear.

Lounge

14' x 10' 6" (4.27m x 3.20m)
Double glazed window to front, electric fire place, electric fischer dynamic clay core radiator, ceiling light point.

Kitchen/ Diner

13' 9" x 10' 6" (4.19m x 3.20m)
Double glazed window to front, matching wall and base units with stainless steel sink and drainer, mixer tap, integrated electric oven, fridge freezer, dishwasher, washing machine, electric hob with extractor hood above, ceiling light point, double glazed window to rear.

First Floor Landing

Loft access, airing cupboard, water tank, ceiling light point, doors to all bedrooms and shower room.

Bedroom One

13' x 9' 6" (3.96m x 2.90m)

Double glazed window to front, ceiling light point, electric fischer dynamic clay core radiator, built in wardrobe.

Bedroom Two

11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window to rear, ceiling light point, electric fischer dynamic clay core radiator, built in cupboard.

Bedroom Three

8' 7" x 7' 10" (2.62m x 2.39m)

Double glazed window to front, ceiling light point.

Shower Room

Shower cubicle, vanity wash hand basin, wc, tiled wall, ceiling light point, electric fischer dynamic clay core radiator, double glazed window to rear.

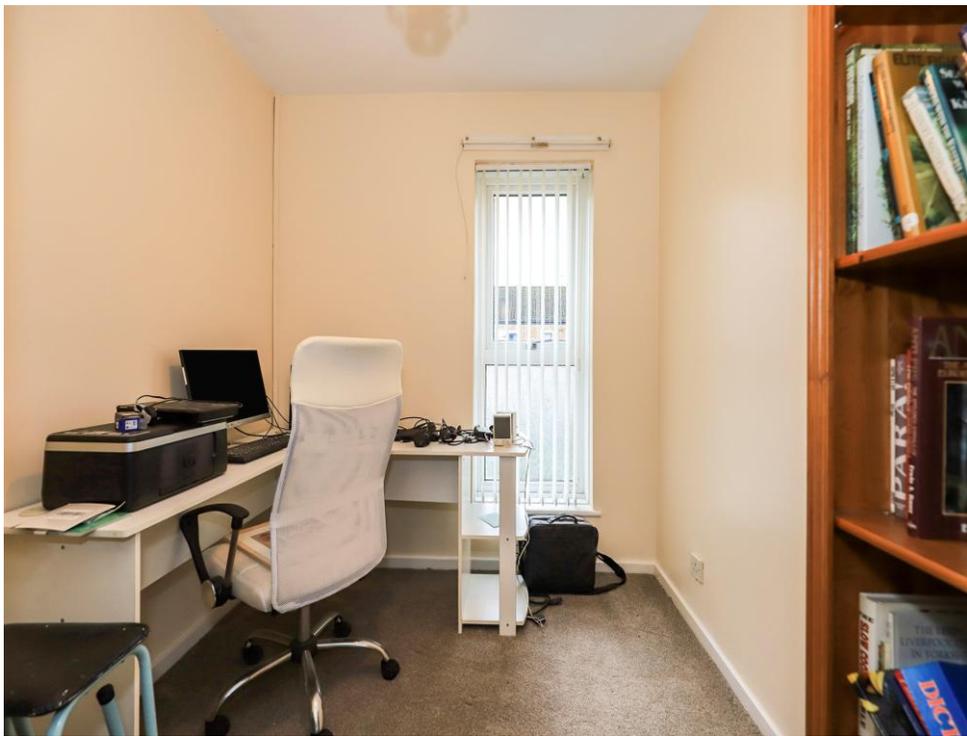
Outside Rear

Gravelled area with paved stepping stones, timber pergola, outside tap point, double gates to rear.

Garage

Up and over door.







To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/WVH332085](https://www.connells.co.uk/Property/WVH332085)



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