



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Kenilworth Crescent, Parkfields, Wolverhampton

Asking Price £125,000



Hunters are delighted to present this spacious and well-maintained two-bedroom ground floor maisonette, ideally situated in the sought-after residential area of Parkfields. Offering generous accommodation throughout, this property is an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, a separate fitted kitchen with an integrated cooker, two well-proportioned double bedrooms, and a family bathroom fitted with a shower over the bath.

Externally, the property benefits from a private enclosed rear garden, featuring both a patio seating area and a lawn, providing the perfect space for outdoor relaxation and entertaining.

Additional features include UPVC double glazing, gas central heating, and excellent built-in storage throughout.

Conveniently located close to a range of local amenities, reputable schools, and excellent transport links, this fantastic home combines comfort, space, and convenience in a highly desirable location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.



## KEY FEATURES

- TWO BEDROOM MAISONETTE
  - GROUND FLOOR
  - SPACIOUS LOUNGE
  - PRIVATE REAR GARDEN
- CLOSE TO MAINLINE BUS ROUTE INTO THE CITY CENTRE
- OFFERED WITH NO ONWARD CHAIN



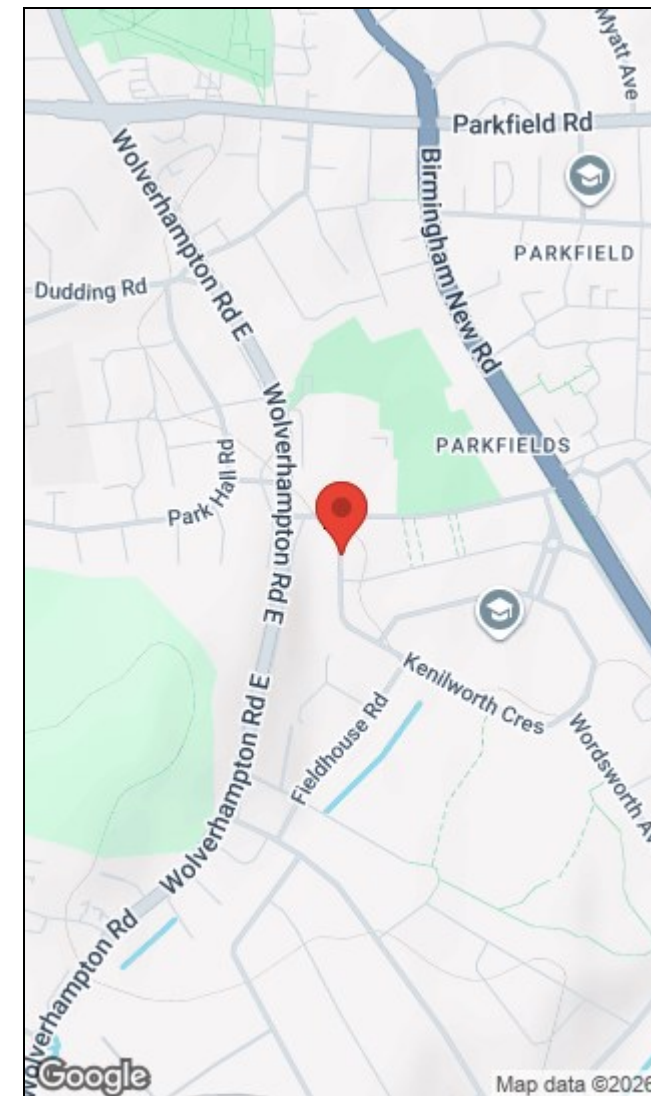




Floor Plan

Total floor area: 63.6 sq.m. (684 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 71      | 74        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |

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