



**Connells**

Canalside South Canalside South, Qualcast Road  
Wolverhampton

# Canalside South Canalside South, Qualcast Road Wolverhampton WV1 2QP

for sale from  
**£290,000**



## Property Description

The first phase of this development features three-storey, three-bedroom townhouses. Each Freehold, EPC A Rated home includes private parking with an EV charging point, as well as both a private terrace and a roof terrace. Upon entering, you'll find an open-plan living space. The kitchen is located at the front, while the dining and living areas are at the rear, opening up to a private terrace. A conveniently placed guest bathroom is tucked under the stairs on this ground floor. The upper floors contain three spacious bedrooms and two bathrooms, the master bedroom benefiting from an en-suite. The top floor also provides access to the stunning private roof terrace.

Inspired by its rich industrial heritage, Canalside South is redefining the future of Wolverhampton. Canalside South is a major £150 million regeneration project lead by urban regeneration specialist Wavensmere Homes, in partnership with the City of Wolverhampton Council and the Canal & River Trust.

A focus on sustainability is at the heart, incorporating eco-friendly features such as; EV charging, solar panels and electric-only heating. The stunning landscaped gardens with seven acres of new public green spaces to create a modern, environmentally conscious living environment.

Feel connected at Canalside South, with quick and regular direct transport links by train to Birmingham New St in just 16 minutes, Coventry, 43 minutes and London Euston in just 1 hour and 37 minutes.

## House Specification

**Kitchen** - Modern contemporary fitted kitchens with appliances from Electrolux.

**Bathrooms / Ensuite** - Contemporary style bathroom suits by Geberit.

**Heating** - All homes will be heated by an eco-friendly air source heat pump, radiators and towel radiators to bathrooms/ensuites.

**Lighting** - Downlights to kitchens and wet rooms. With pendant lighting to bedrooms, lounge, dining area and hall.

**Flooring** - Luxury vinyl flooring to the lounge, kitchen, bathrooms & hallways. Carpets fitted to all bedrooms, stairs and landing with chrome threshold strips.

**Windows** - Double-glazed UPVC windows with multipoint locking systems.

**Electrical** - Living room and principle bedroom hard wired for Freeview YV distribution. OFNL Fibre provision with up to 1Gbps downloaded speed. Through OFNL, all homes Sky ready. 7.2kW EV Car charger (Podpoint) provided to every plot (refer to drawings). Slimline white electrical fittings throughout.

## External Details

Composite external door with multipoint locking function.

Driveway providing allocated & private off road parking - EV car charging point (refer to drawings for location)

External water tap fitted to rear of each house.

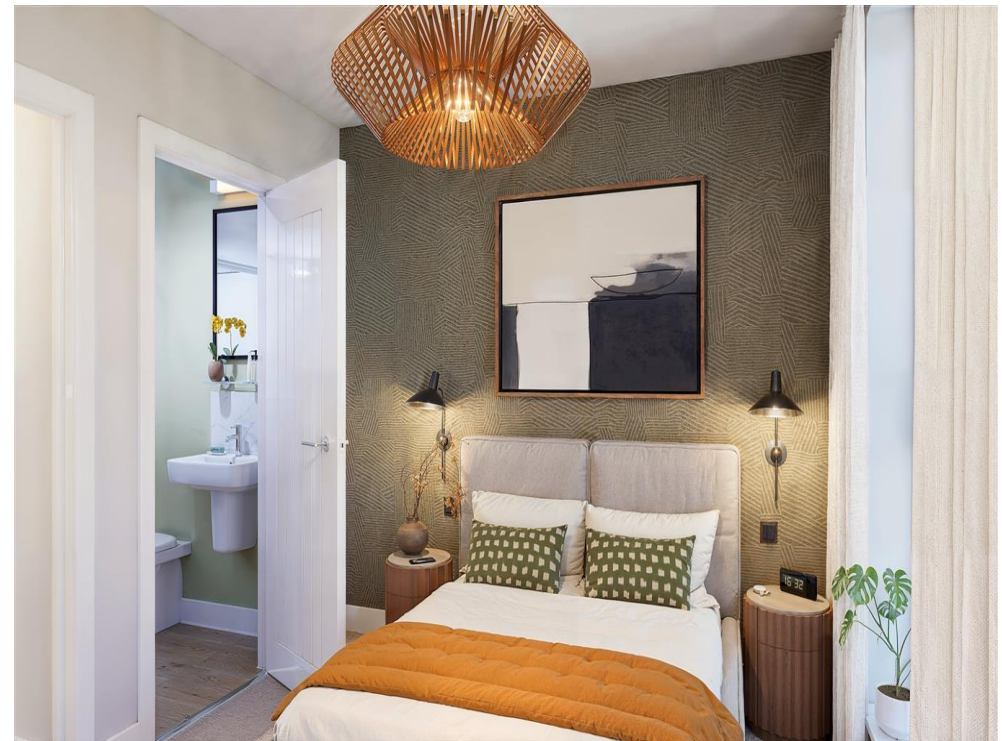
## Internal Room Dimensions

Living / Kitchen / Dining room - 25'9 FT x 11'10 FT

Master Bedroom - 11'9 FT x 8'6 FT

Bedroom 2 - 11'9 FT x 9'10 FT

Bedroom 3 - 11'9 FT x 9'2 FT





To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVH335314](https://www.connells.co.uk/Property/WVH335314)**

EPC Rating: Exempt  
 Council Tax Band: Deleted

Tenure: Freehold



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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