



Connells

Rough Hills Close
Parkfields Wolverhampton

Rough Hills Close Parkfields Wolverhampton WV2 2HQ

for sale offers in excess of
£215,000



Property Description

HUGE PLOT - NO UPWARD CHAIN

Connells Estate Agents in Wolverhampton - a spacious two bedroom semi detached home in a Cul de Sac location with a very generous rear garden.

Property has lounge, kitchen diner to rear with utility area to side. two bedrooms, bathroom, front and generous rear garden.

Location And Area

Set to the south east of Wolverhampton City Centre in the Parkfields area with easy access to Birmingham New Road and adjoining Black Country Route only a short drive to the shopping facilities of Wolverhampton City Centre and Bentley Bridge Retail Park, Wolverhampton Rail Station only a short drive away.

Entrance Hall

Double glazed door to front, laminate flooring, central heated radiator, stairs to first floor landing, doors to various rooms.

Lounge

10' 6" x 11' 4" (3.20m x 3.45m)
Double glazed window to front, central heated radiator, laminate flooring, feature fire place housing an electric fire.

Kitchen Diner

17' 11" x 11' 10" (5.46m x 3.61m)
Two double glazed windows to rear, radiator, complimentary tiling, wall and base units with worksurfaces above, sink drainer, integrated electric oven and gas hob, plumbing, space for domestic appliances, door to utility.

Utility

6' 4" x 10' 5" (1.93m x 3.17m)
Double glazed window to rear, doors to front and rear, worksurfaces, space for domestic appliances.

First Floor Landing

Stairs to entrance hall, loft access, double glazed window to side, doors to various rooms.

Bedroom One

14' 7" x 10' 1" (4.45m x 3.07m)
Two double glazed windows to front, storage cupboard, radiator.

Bedroom Two

10' 2" x 10' 11" (3.10m x 3.33m)
Double glazed window to rear, airing cupboard housing boiler, radiator.

Bathroom

Double glazed window to rear, bath with shower over, complimentary tiling, central heated radiator, low level wc, extractor fan.

Outside Front

Pathway leading to front, lawned area.

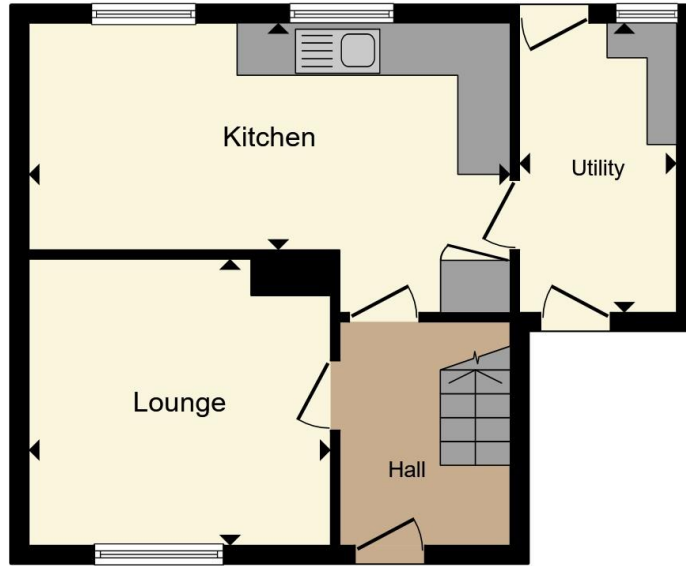
Outside Rear

Generous rear garden with a large lawned area, patio area.

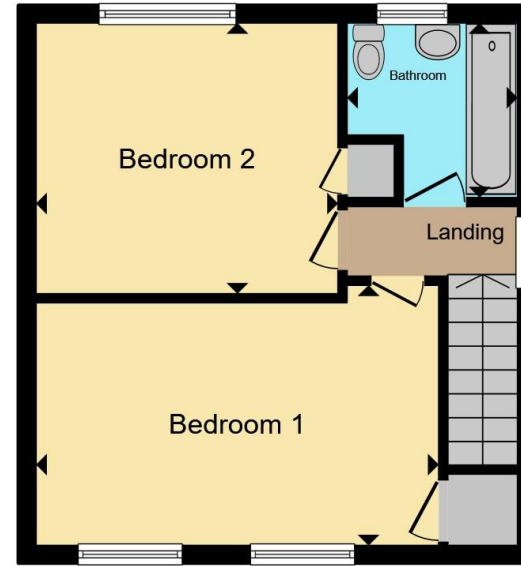








Ground Floor



First Floor

Total floor area 72.1 m² (776 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

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

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334593



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH334593 - 0005