



Connells

Lloyd Street  
Whitmore Reans Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptively spacious three bedroom end terrace property close to popular amenities. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate.

The property comprises of lounge, kitchen diner, utility room and family bathroom. On the first floor there are two bedrooms and stairs leading to loft area Bedroom Three. Externally there is an enclosed rear garden and a courtyard style garden to front.

### The Location & Area

Situated just off Newhampton Road West linking up to the main Tettenhall Road this home is conveniently located for Tettenhall village, Chapel Ash and the main Wolverhampton City centre.

### Kitchen Diner

12' 2" max x 11' 7" max ( 3.71m max x 3.53m max )

Double glazed window to side, a range of oak wall and base units with granite work surfaces, space for a cooker, space for various appliances, inset sink, stairs to first floor landing, door to utility room.

### Utility Room

Double glazed door and window to rear, plumbing for washing machine, space for further appliance, door to family bathroom.

### Family Bathroom

Double glazed window to rear, fitted suite with a panelled bath, shower, pedestal sink, low flush toilet, heated towel, door to utility room.

### Lounge

12' 3" x 11' 6" max into recess ( 3.73m x 3.51m max into recess )

Double glazed window to front, central heating radiator, door to kitchen diner.



### First Floor Landing

Doors to various rooms, stair to second floor.

### Bedroom One

12' 3" into recess x 11' 7" ( 3.73m into recess x 3.53m )

Double glazed window to front, central heating radiator, door to first floor landing.

### Bedroom Two

10' 5" x 8' 7" ( 3.17m x 2.62m )

Double glazed window to rear, central heating radiator, door to first floor landing.

### Loft Room Bedroom Three

20' 10" max x 11' 7" max ( 6.35m max x 3.53m max )

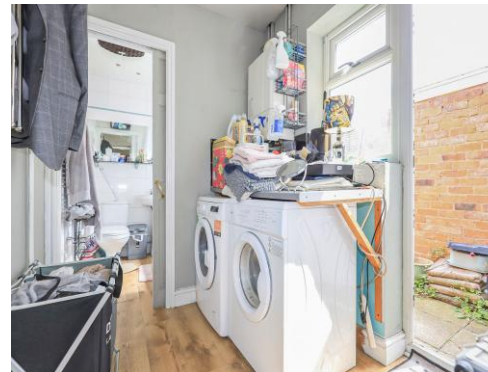
With restricted head height. Converted loft area with two double glazed windows to front, double glazed dormer window to rear, central heating radiator, stairs to first floor landing.

### Outside Front

Courtyard style frontage.

### Outside Rear

Enclosed garden area, paved pathways, planter beds.









Total floor area 107.0 m<sup>2</sup> (1,151 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334851](http://connells.co.uk/Property/WVH334851)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334851 - 0002