

Connells

Kenilworth Crescent
Parkfields Wolverhampton

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Parkfields Wolverhampton WV4 6SD

for sale offers in excess of
£220,000







Property Description

Connells Wolverhampton are delighted to present to market this spacious semi detached home occupying a corner plot location in Lanesfield. Well located to the Birmingham New Road and bus routes, this ideal family home is well presented. Viewings is highly recommended to appreciate, please call Connells today to arrange a viewing.

Internally comprises of entrance hall, lounge, 18ft kitchen diner, three bedrooms and stylish shower room. Outdoor areas continue to impress with generous off road parking to front and an enclosed rear garden.

The Location & Area

A fantastic position for commuting links for Wolverhampton, Dudley and Birmingham with Coseley Rail Station only a short drive away. There are numerous local shops and eateries and a range of highly regarded local schools

Entrance Hall

Double glazed door to front, stairs to first floor landing.

Lounge

14' x 11' 6" into recess (4.27m x 3.51m into recess)

Double glazed window to front, two central heating radiators.

Kitchen Diner

18' 6" max x 12' 7" max (5.64m max x 3.84m max)

Double glazed windows to front and rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, electric hob, two central heating radiators, double glazed door to rear.

First Floor Landing

Double glazed window to rear, loft access, airing cupboard, doors to various rooms.

Bedroom One

14' 9" max x 9' 1" plus recess (4.50m max x 2.77m plus recess)

Double glazed window to front, central heating radiator.

Bedroom Two

12' 2" x 9' 6" (3.71m x 2.90m)

Double glazed window to front, central heating radiator.

Bedroom Three

8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to rear, central heating radiator.

Shower Room

Double glazed window to rear, wc, wash hand basin, shower cubicle, heated towel rail.

Outside Front

Generous off road parking to front.

Outside Rear

Patio area, lawned area, brick built outhouse for storage, outdoor tap, gated side access.

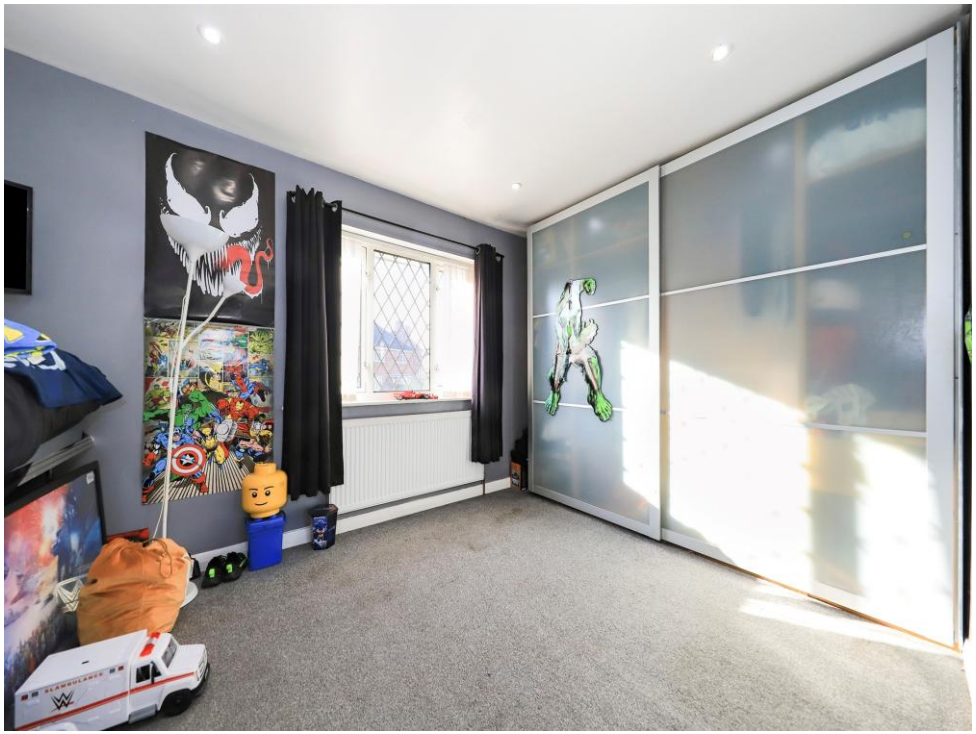
Agents Note

Please note the solar panels are leased, ask branch for further details and the benefits they provide. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







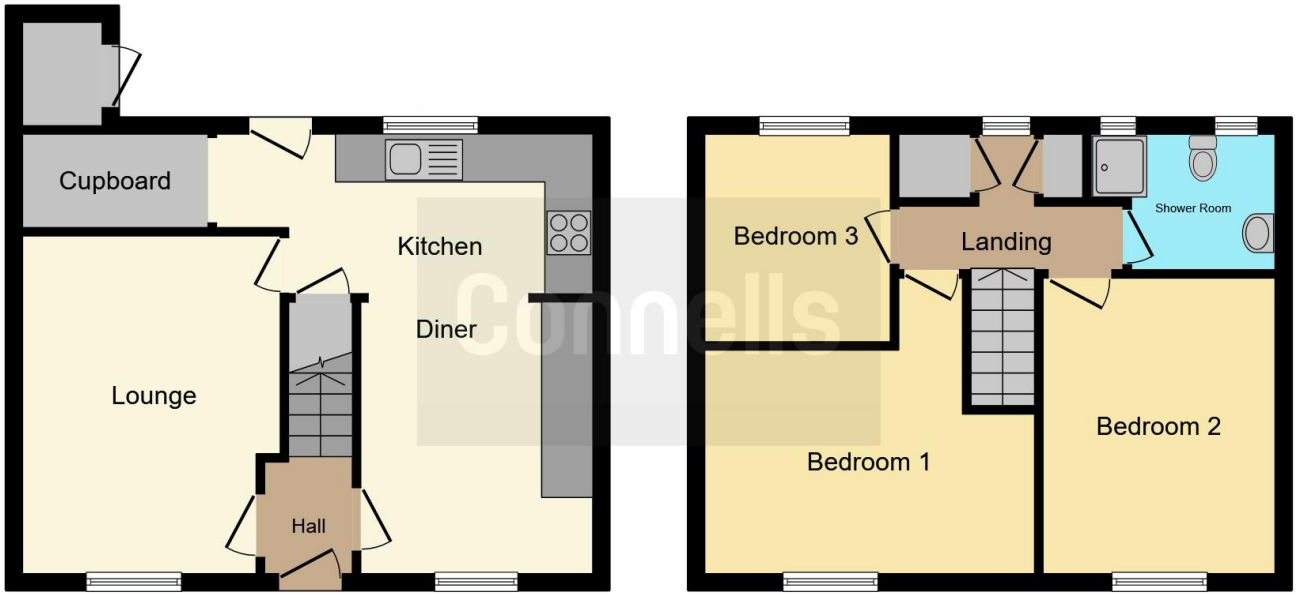



MESSI
10
RONALDO
7
LATH
8
EMINEM
XBOX









Ground Floor **First Floor**

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.focalagent.com

To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333021

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.