



Connells

Mayfield Road
East Park Wolverhampton

Mayfield Road East Park Wolverhampton WV1 2EX

for sale
£199,999



Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE two bedroom end terrace property close to popular transport access links. The property has a surprisingly spacious layout and should be viewed in order to fully appreciated.

The property comprises of entrance hall, lounge, conservatory, modern fitted kitchen and downstairs wc. The first floor has two well proportioned bedrooms and bathroom. Eternally there are front and rear gardens and gated access to rear leading to a rear parking area with secured gated access with restricted use for residents only.

The Location & Area

Situated close to the ever popular East Park which also links to the main Willenhall Road, with further links leading to the Black Country route, M5, M6 and M54 motorways. Popular shopping can be found nearby within Bentley Bridge and Wolverhampton City Centre. Further shopping can be found within Willenhall. There is a wonderful selection of schooling nearby and further local shops on its doorstep.

Entrance Hall

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

Kitchen

11' 5" x 6' 6" (3.48m x 1.98m)

Double glazed window to front, a range of wall and base units with inset oven, hob and extractor, space for various appliances, stainless steel drainer sink, door to entrance hall.

Lounge

11' 6" x 13' 2" (3.51m x 4.01m)

Double glazed window to rear, french doors to rear, central heating radiator, door to entrance hall.

Downstairs Wc

Double glazed window to front, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

Conservatory

9' 5" x 11' 6" (2.87m x 3.51m)

Double glazed windows, french doors, door to lounge.

First Floor Landing

Doors to various rooms.

Bedroom One

7' 10" x 11' 2" (2.39m x 3.40m)

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

Bedroom Two

7' 8" x 9' 11" (2.34m x 3.02m)

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

Bathroom

Double glazed window to side, Panelled bath, low flush toilet, shower cubicle with mixer shower, pedestal sink, door to first floor landing.

Outside Front

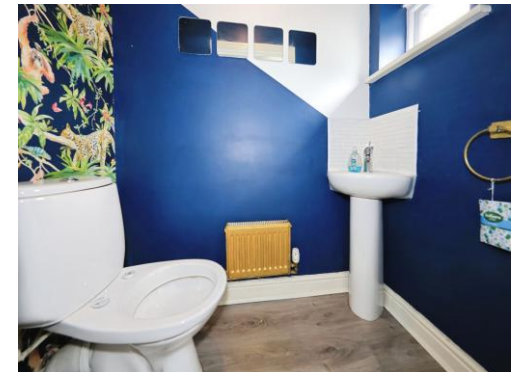
Courtyard style garden to front, pathway.

Outside Rear

Lawned area, surrounding panelled fences, rear gated access leading to a private rear parking area access via gates.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 68.8 m² (741 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

Connells

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336317



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.

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