



**Connells**  
connells.co.uk 01902 710 170  
**FOR SALE**

**Connells**

Shayler Grove  
Parkfields Wolverhampton



### Property Description

The Award Winning Connells Wolverhampton are delighted to bring to the market this two bedroom mid terrace property and is situated within a popular cul-de-sac location. The property benefits from having NO ONWARD CHAIN and viewing is highly recommended

Internally the property comprises of entrance hall, lounge, kitchen diner, two bedroom and bathroom. Externally there is driveway providing off road parking and an enclosed rear garden with gated access.

### The Location & Area

Situated close to the main Birmingham New Road with links to Dudley, Wolverhampton City Centre and Birmingham. The property is situated on a cul-de-sac location where there is also a number of schools nearby, popular shopping can be found within Wolverhampton City Centre which is also relatively close.

### Entrance Hall

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

### Lounge

13' 9" x 10' 6" ( 4.19m x 3.20m )

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

### Kitchen Diner

6' 7" x 13' 8" ( 2.01m x 4.17m )

Double glazed door and window to rear, a range of wall and base units, space for various appliances, door to lounge.

## First Floor Landing

Doors to various rooms.

## Bedroom One

10' 7" x 9' 1" ( 3.23m x 2.77m )

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

## Bedroom Two

9' 8" x 6' 11" ( 2.95m x 2.11m )

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

## Bathroom

Double glazed window to rear, panelled bath, low flush toilet, pedestal sink, door to first floor landing.

## Outside Front

Driveway providing off road parking.

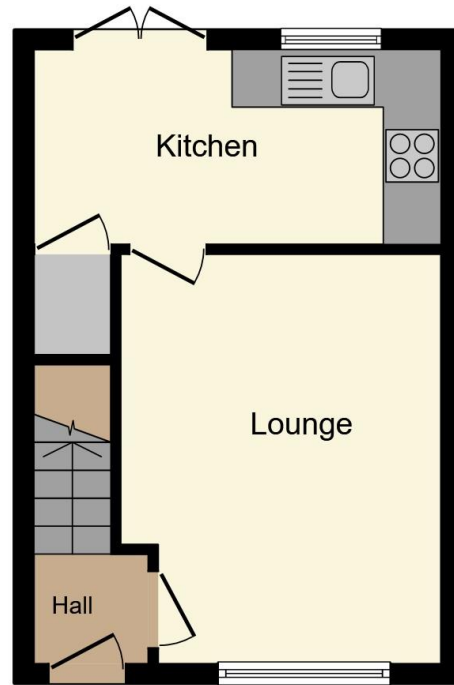
## Outside Rear

Enclosed rear garden, lawned area, panelled fencing.

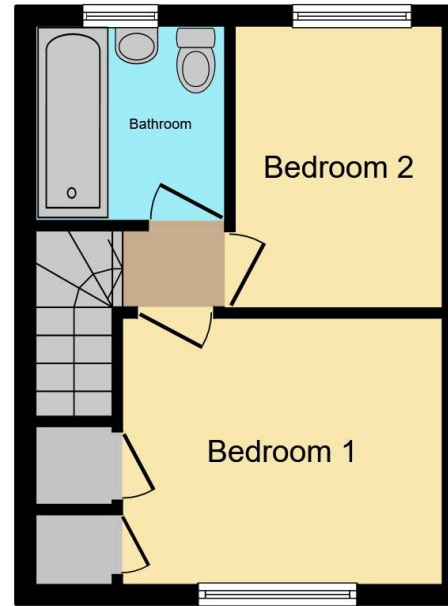








**Ground Floor**



**First Floor**

Total floor area 51.7 m<sup>2</sup> (556 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)

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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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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