

Connells

Rooker Avenue
Parkfields Wolverhampton

Rooker Avenue
Parkfields Wolverhampton WV2 2DX

for sale offers in the region of
£170,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this two bedroom end terrace property. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate. Call Connells today to book a viewing.

The property comprises entrance hall, lounge, kitchen and downstairs wc. On the first floor there are two bedrooms and shower room. Externally there are front, side and rear gardens and off road parking.

The Location & Area

Set to the south of Wolverhampton City Centre in the Parkfields area with easy access to Wolverhampton Rail Station, numerous local schools and parks, nearby fantastic local shopping facilities provided by Wolverhampton City and Bentley Bridge Retail Park.

Entrance Hall

Double glazed door to front, door to lounge.

Lounge

13' x 11' 11" (3.96m x 3.63m)

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

Kitchen

6' 5" x 16' 3" (1.96m x 4.95m)

A range of wall and base units, space for various appliances, door to lounge, door to inner hall.

Inner Hall

Door to garden, door to downstairs wc.

Downstairs Wc

Low flush toilet, door to inner hall.

First Floor Landing

Doors to various rooms.

Bedroom One

12' 2" x 10' (3.71m x 3.05m)

Double glazed window to front, two storage cupboards, fitted wardrobe, central heating radiator, door to first floor landing.

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m)

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

Shower Room

Shower cubicle, pedestal sink, low flush toilet, door to first floor landing.

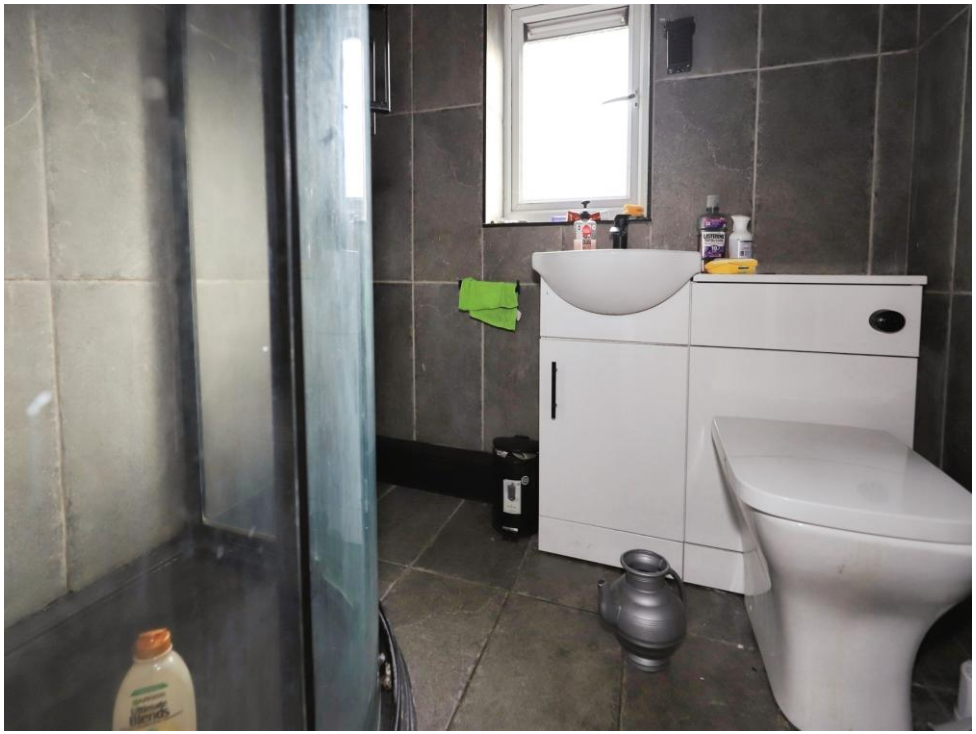
Outside

Front, side and rear gardens with off road parking.

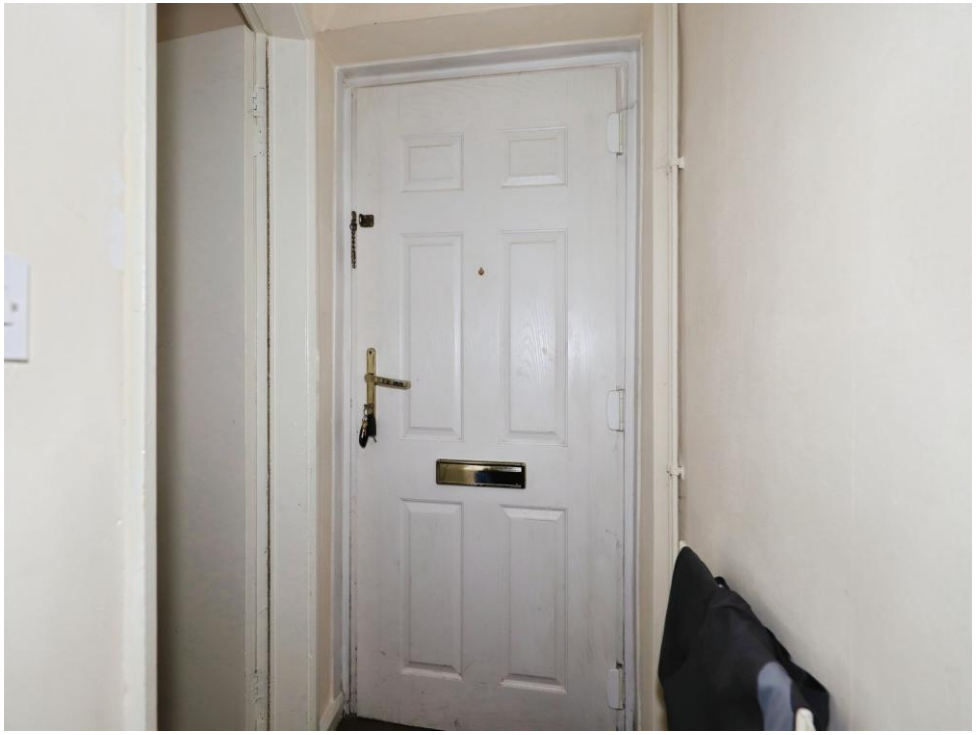






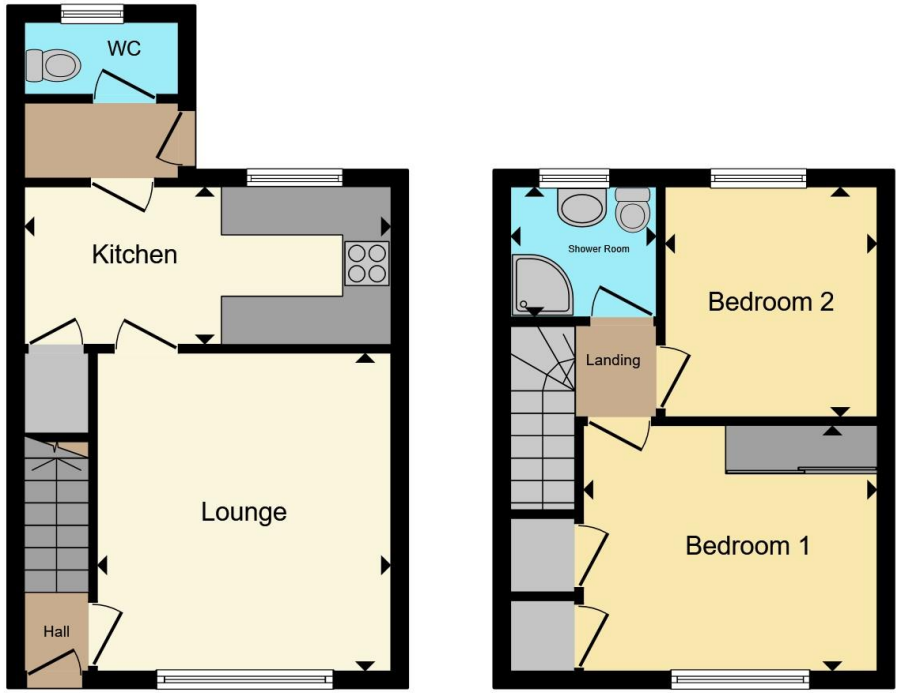









420d



Total floor area 58.5 m² (629 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: E

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336598

The Property Ombudsman

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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.

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.