



Connells

Bursledon Walk
East Park Wolverhampton

Bursledon Walk East Park Wolverhampton WV1 2UE

for sale offers in the region of
£190,000



Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is proud to present this immaculately presented three bedroom mid terrace family home in the East Park area.

Internally the property comprises of an entrance hallway, cosy front lounge, modern kitchen / diner and a convenient ground floor WC. Heading upstairs you'll find three bedrooms and a family bathroom. Outside to the front is a front garden which overlooks the fishing pond, while to the rear is a low maintenance gravelled and paved rear garden with double gates for potential parking in the garden. Additionally, there are two allocated parking spaces to the rear for off road parking.

Viewings are highly recommended for this beautifully presented family home in a popular residential location. Call the Connells Wolverhampton branch today to arrange your viewing.

Location And Area

Set the east of Wolverhampton City centre with green views to front. There is easy access available to Wolverhampton rail station, numerous location schools and amenities.

Approach

Set back from the roadside behind a front lawn and views of the fishing pond.

Entrance Hallway

Composite doors to the front and rear, two ceiling light points, radiator, storage cupboard, stairs rising to the first floor and doors leading into the lounge, kitchen/diner and ground floor WC.

Ground Floor Wc

Low flush WC, partly tiled walls, ceiling light point and double glazed window to the rear.

Lounge

15' 6" x 10' 4" (4.72m x 3.15m)

Double glazed window to the front, electric fireplace, two radiators, two ceiling light points, radiator.

Kitchen Diner

12' 6" x 10' 3" (3.81m x 3.12m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, gas and electric cooker points, plumbing points for dishwasher and washing machine, partly tiled walls, wall mounted boiler, two ceiling light points, double radiator and a double glazed window to the rear.



First Floor Landing

Ceiling light point, loft access leading to all bedrooms and office.

Bedroom One

14' 4" x 9' 8" (4.37m x 2.95m)

Double glazed window to the front, radiator and ceiling light point, wardrobe area.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window to the rear, double radiator, ceiling light point and storage cupboard.

Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

Double glazed window to the front, double radiator and ceiling light point.

Bathroom

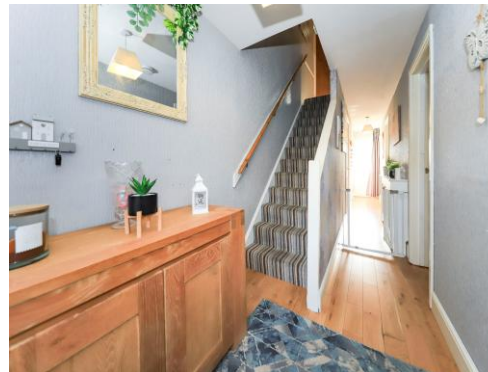
L-shaped bath with shower over, low flush WC, wash hand basin, tiled walls, heated towel rail, ceiling light point, extractor fan and a double glazed window to the rear.

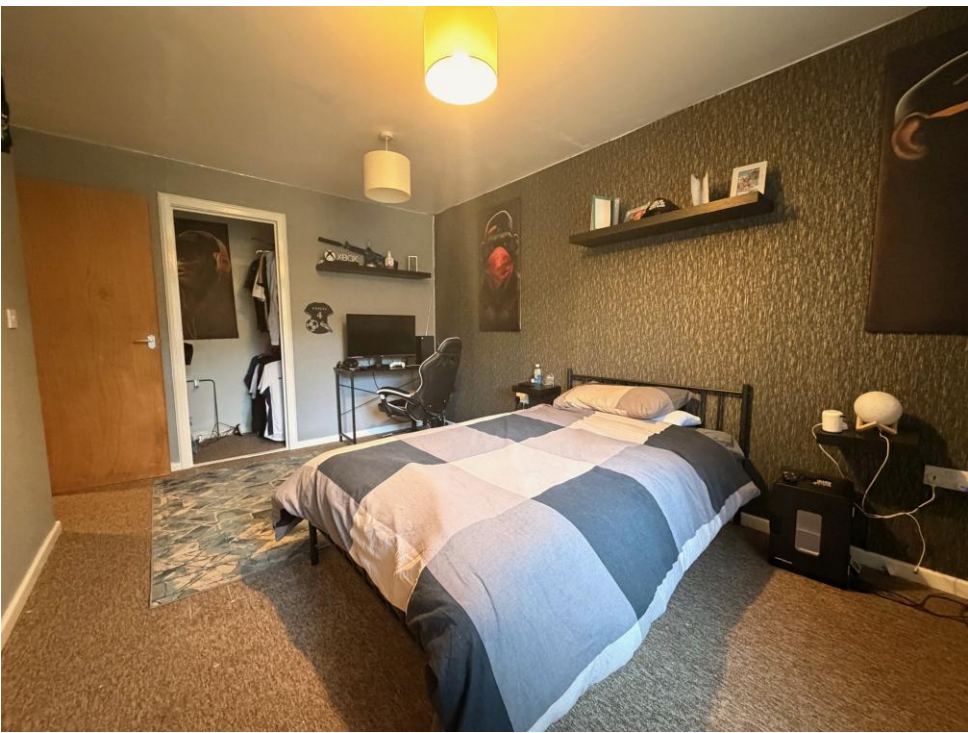
Outside Rear

Gravelled garden with paved path, timber shed, double gates and single gate to the rear.

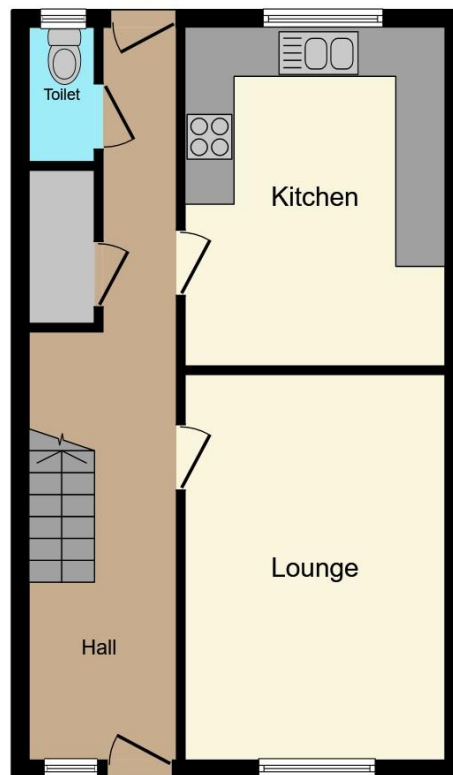
Parking

Two allocated parking spaces to the rear of the property

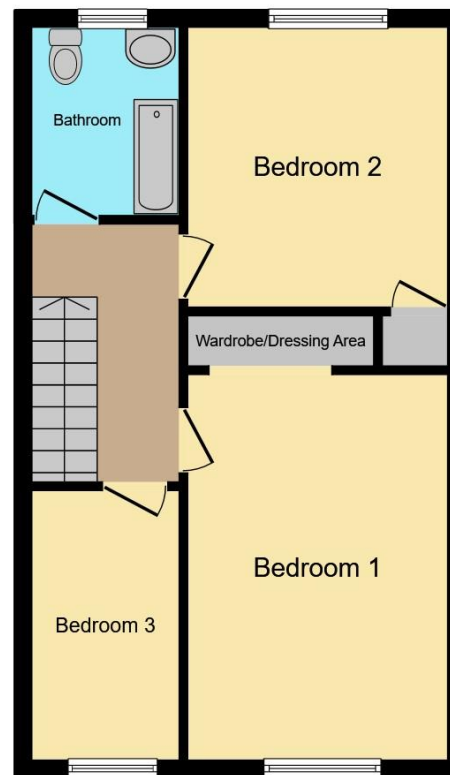








Ground Floor



First Floor

Total floor area 90.6 m² (975 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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/WVH335302

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335302 - 0003

Connells