



Connells

Leicester Street
Whitmore Reans Wolverhampton



Property Description

Connells Wolverhampton bring to the market this two/three bedroom end-terraced property close to Wolverhampton City Centre. The ideal buy to let investment opportunity with a tenant in situ.

Internally the property comprises of an entrance hall, lounge, dining room (which can be used as a 3rd bedroom), kitchen, family bathroom. On the first floor there are two bedrooms with potential to convert loft space to a further bedroom subject to planning approval. Externally there is a courtyard style garden to the front and a well proportioned enclosed rear garden with artificial lawn.

Viewing is highly recommended to appreciate.

Location And Area

An excellent choice for landlords situated in a prime location in Wolverhampton. Just a stone's throw away from Wolverhampton City centre, University and a short walk from West Park, offering beautiful green space, walking routes and leisure facilities. Located within a catchment area hosting a selection of primary and secondary schools. Within walking distance of a range of supermarkets, local shops and a GP medical centre. Easy access to transport links with nearby M6 and M54 motorways. Public transport accessible on foot with nearby bus routes and Wolverhampton train station providing direct routes to Birmingham, London and Manchester.

Entrance Hall

Double glazed door to front, door to lounge, door to dining room.

Dining Room

12' 4" x 7' 6" max (3.76m x 2.29m max)
Double glazed window to front, radiator, door to entrance hall. Can be used as a third bedroom.

Lounge

15' 4" x 11' (4.67m x 3.35m)
Window to rear, radiator, stairs access, door to kitchen.

Kitchen

11' 7" x 6' 3" (3.53m x 1.91m)
Door to entrance hall, window to side, space for various appliances, range of wall and base units with work surfaces above, door to inner entrance hall.

Inner Entrance Hall

door to bathroom and kitchen.

Bathroom

Panelled bath, pedestal sink, low flush toilet.

First Floor Landing

Doors to bedrooms.

Bedroom One

12' 6" x 11' 1" (3.81m x 3.38m)

Double glazed window to front, radiator, door to landing.

Bedroom Two

12' 4" x 11' 1" (3.76m x 3.38m)

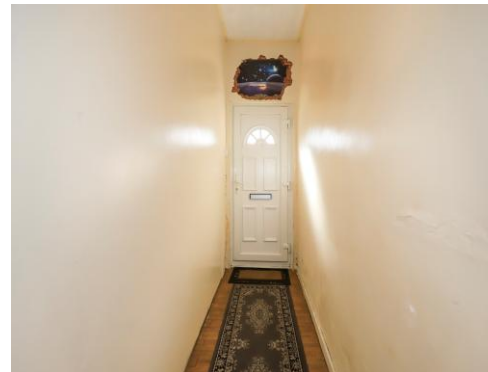
Double glazed window to rear, radiator, storage area with access to loft space offering the potential for use as a further bedroom subject to planning approval, door to landing.

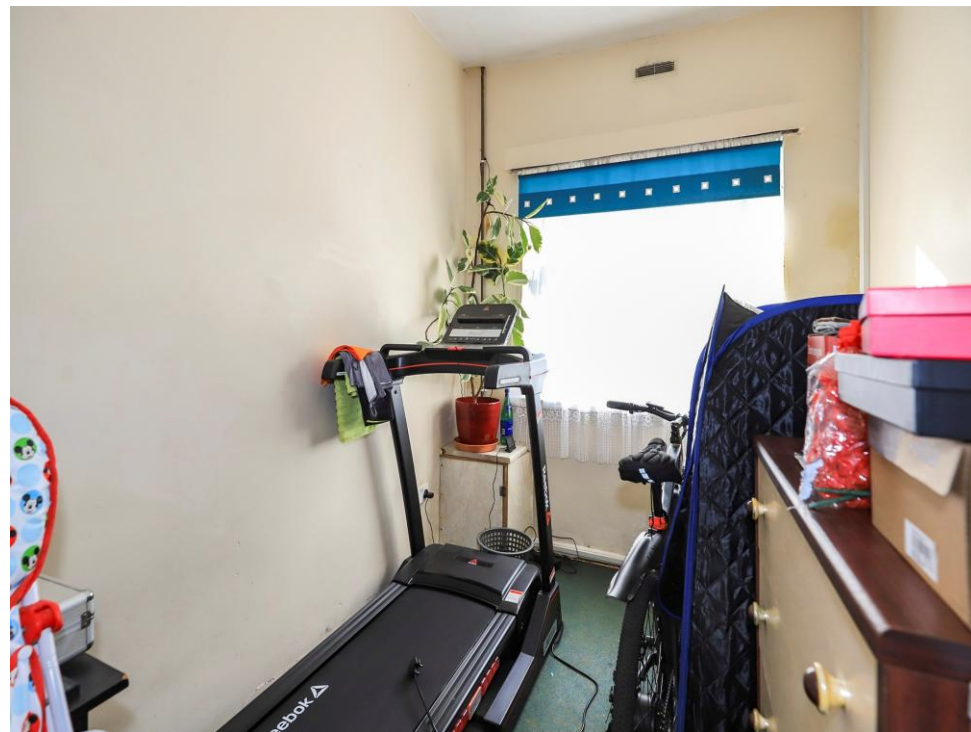
Outside Front

Courtyard style garden.

Outside Rear

Covered Courtyard area leading to a rear garden. Rear garden with artificial lawn, paved pathway, range of fencing.









Total floor area 79.8 m² (859 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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331546



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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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