



**Connells**

Newhampton Road East  
Whitmore Reans Wolverhampton



### Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this investment opportunity for a mid terrace property currently being utilised as a two one bedroom flats and boasts NO ONWARD CHAIN. Viewings are highly recommended to welcome the opportunity for families to also convert back to a family home. Call Connells Wolverhampton today to book your viewing.

Internally the property comprises of communal hallway leading to the ground floor flat with a lounge, kitchen, two bedrooms and ground floor bathroom. Heading to the first floor you will have a lounge kitchen, two bedrooms and bathroom. Outside to the rear is a low maintenance rear garden with access to a double garage which has vehicle access from Rugby Street.

### The Location & Area

Set on the popular Newhampton Road on the periphery of Wolverhampton City Centre within walking distance of West Park, ideally placed for commuting links and there are numerous local schools.

### Approach

Set back from the roadside behind a courtyard frontage with access to the main accommodation.

### Communal Hall

Door to front, three ceiling light points, storage cupboard, central heating radiator, stairs rising to first floors, doors to various rooms.

### Bedroom One

15' 4" into bay x 11' 6" max ( 4.67m into bay x 3.51m max )

Double glazed window to front, central heating radiator, lighting ceiling point.

### Bedroom Two

12' 2" x 8' 2" ( 3.71m x 2.49m )

Double glazed window to rear, central heating radiator, ceiling light point.

### Lounge

10' 3" x 10' 3" ( 3.12m x 3.12m )

Double glazed window to side, ceiling light point, door to entrance hall and kitchen.

### Kitchen

10' 3" x 10' 1" ( 3.12m x 3.07m )

Matching wall and base units, stainless steel one and half sink and drainer with mixer tap, two central heating radiators, ceiling light point, wall mounted boiler, double glazed window to side, door to lobby.

## Lobby

Doors to rear and ground floor bathroom.

## Ground Floor Bathroom

Panelled bath with shower attachment, low flush wc, wash and basin, central heating radiator, extractor fan, ceiling light point, tiled walls, double glazed window to rear.

## First Floor Landing

Double glazed window to side, central heating radiator, two ceiling light points, loft access.

## Kitchen Lounge

14' 5" x 10' 3" ( 4.39m x 3.12m )

Two double glazed windows to side, matching wall and base units, one and half sink and drainer with mixer tap, part tiled walls, ceiling light point, central heating radiator, wall mounted boiler, two double glazed windows to side, double glazed window to rear.

## Bedroom One

12' 5" max x 15' 2" max ( 3.78m max x 4.62m max )

Two double glazed windows to front, central heating radiator, ceiling light point.

## Bedroom Two

12' 3" max x 11' 7" max ( 3.73m max x 3.53m max )

Double glazed window to rear, ceiling light point, central heating radiator.

## Shower Room

Shower cubicle, low flush wc, wash hand basin, tiled walls, heated towel rail, extractor fan, ceiling light point, double glazed window to side.

## Double Garage

21' 8" x 14' 7" ( 6.60m x 4.45m )

Access via secure gates from Rugby Street.

## Outside Rear

Low maintenance rear garden.









Total floor area 132.3 m<sup>2</sup> (1,424 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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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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