



Connells

Orslow Walk
Park Village Wolverhampton

Orslow Walk Park Village Wolverhampton WV10 0UE

for sale offers in the region of
£170,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this CHAIN FREE three bedroom mid terrace property within a popular area of regeneration. Benefiting from being a short distance away from New Cross hospital and transport access to links into Wolverhampton City centre. This property is a perfect first time purchase or buy to let investment opportunity. Viewing is advised to fully understand the generous living accommodation on offer, call Connells today book a viewing.

Internally the property briefly comprises entrance porch, lounge, entrance hall, kitchen diner, downstairs wc and storage area. On the first floor there are three generous bedrooms and family bathroom. Externally there is lawned front garden and a low maintenance courtyard to rear.

The Location & Area

This property offers fantastic commuting links to the M54 and M6 motorways and the Black Country route. New Cross hospital, Wednesfield and Bentley Bridge retail park are also relatively close by. There is also a selection of local schooling just a stone's throw away.

Entrance Porch

Double glazed door to front, door to lounge.

Lounge

12' 4" x 15' 2" (3.76m x 4.62m)
Double glazed window to front, central heating radiator, door to entrance hall.

Hall

Doors to various rooms, stairs to first floor landing.

Downstairs Wc

Low flush toilet, extractor fan, vanity sink, door to entrance hall.

Kitchen Diner

18' 1" x 8' 7" (5.51m x 2.62m)
Double glazed window to rear, a range of wall and base units, space for table and chairs, central heating radiator, space for cooker, space for dishwasher, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

12' x 9' (3.66m x 2.74m)

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

Bedroom Two

15' 1" x 8' 4" (4.60m x 2.54m)

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

Bedroom Three

9' 3" x 6' 10" (2.82m x 2.08m)

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

Family Bathroom

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

Outside Front

Lawned garden area, paved pathway.

Outside Rear

Enclosed slabbed rear garden.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





Total floor area 92.5 m² (995 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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EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/WVH336405

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.

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