



**Connells**

Third Avenue  
Low Hill Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this deceptively spacious and attractive three bedroom mid-terraced property close to popular transport access links. Benefiting from an abundance of internal space this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, large entrance hall, lounge, dining room, well proportioned kitchen. On the first floor there are three double bedrooms as well as a family bathroom.

Externally there are front and rear gardens making this an ideal family purchase.

### Location And Area

Situated on Third Avenue which offers fantastic commuting links to the main Cannock Road with further links to the M54 and M6 motorways. There is a wonderful selection of local shopping nearby which include Bentley Bridge Shopping Centre and Wednesfield Village area. Schools can be found also nearby as well as New Cross Hospital.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Radiator, stairs access, doors to various rooms.

### Dining Room

11' 4" x 10' 3" ( 3.45m x 3.12m )

Double glazed window to front, radiator, door to entrance hall.

### Lounge

13' 9" x 11' 5" ( 4.19m x 3.48m )

Double glazed window to rear. radiator, door to entrance hall.

### Kitchen

9' 10" x 6' 3" ( 3.00m x 1.91m )

Double glazed door to rear, double glazed window to rear, range of wall and base units with an inset sink, space for various appliances, door to entrance hall.



## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 8" x 11' 3" ( 3.86m x 3.43m )

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

## Bedroom Two

11' 7" x 11' 5" ( 3.53m x 3.48m )

Double glazed window to rear, fitted storage cupboard, radiator, door to landing.

## Bedroom Three

10' 7" x 10' 1" ( 3.23m x 3.07m )

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

## Family Bathroom

Double glazed window to rear, panelled bath with electric shower over, pedestal sink, low flush toilet.

## Outside Front

Lawned garden area, shared side access.

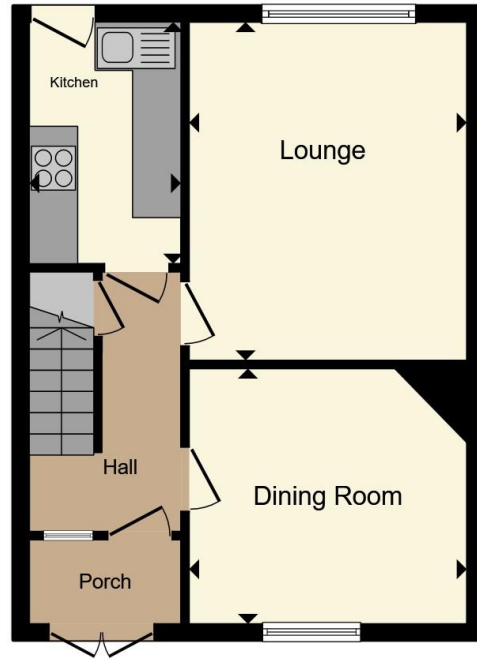
## Outside Rear

Paved planter beds surrounded by a range of panelled fencing.

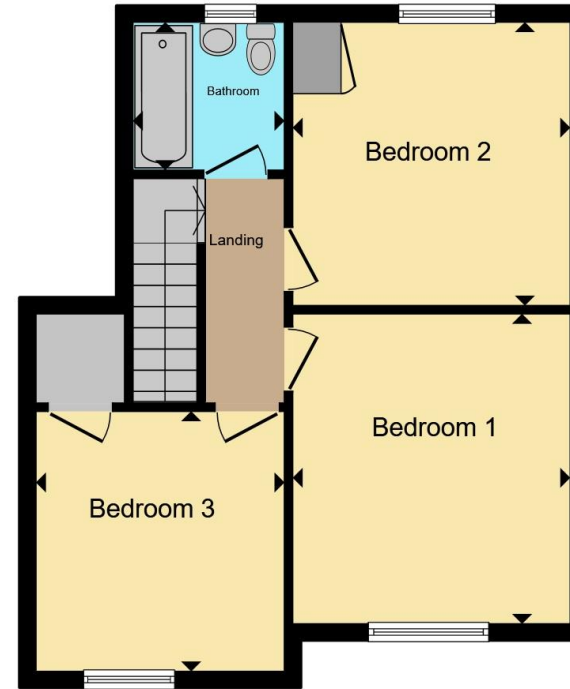








**Ground Floor**



**First Floor**

Total floor area 87.4 m<sup>2</sup> (941 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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WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332887](http://connells.co.uk/Property/WVH332887)**



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