



Connells
connells.co.uk 01902 710 170
FOR SALE

Regis Road Tettenhall Wolverhampton WV6 8RT

for sale offers in the region of
£290,000



Property Description

Connells Wolverhampton are thrilled to bring to the market this outstanding three bedroom end terrace property in the popular Tettenhall village. Benefitting from having NO CHAIN, an abundance of internal space and access to a parcel of land "secret garden" to rear, this property must be viewed in order to fully appreciate. This rare and unique opportunity should not be missed, call Connells today to book a viewing.

The property comprises lounge, entertainment kitchen diner and bathroom, two first floor bedrooms, wc, staircase to top floor bedroom, driveway to front, side shared access & large rear garden.

The Location & Area

Set to the north west of Wolverhampton City centre in the sought after Tettenhall area with numerous parks and highly regarded schools. Set within a short distance of Tettenhall Village Green with a variety of shops, eateries and cafe's nearby. Bilbrook Rail Station is less than two miles away and has a large variety of excellent local schools on hand.

Lounge

11' 10" x 11' 5" (3.61m x 3.48m)

Double glazed door and window to front, central heating radiator, door to entertainment kitchen diner.

Entertainment Kitchen Diner

20' 8" x 11' (6.30m x 3.35m)

Double glazed window to side, skylights, a range of stylish wall and base units, space for Range cooker, seating area, utility area with plumbing for washing machine.

Bathroom

Pedestal sink, freestanding bath with a waterfall shower, low flush toilet, door to entertainment kitchen diner.

First Floor Landing

Doors to various rooms, stairs to loft room

Bedroom One

11' 10" x 15' 9" (3.61m x 4.80m)

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

Bedroom Two

8' 8" x 11' 5" (2.64m x 3.48m)

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

Separate Wc

Low flush wc.



Bedroom Three

11' 2" x 11' 5" (3.40m x 3.48m)

Double glazed sash window to side, central heating radiator, stairs to first floor landing.

Outside Front

Driveway area to front providing off road parking, side shared access.

Outside Rear

Enclosed rear garden, a range of mature plants, trees and shrubs, prefabricated garage.

Parcel Of Land - Secret Garden

Large and spacious parcel of land to rear with potential for further development subject to necessary planning permissions and consents.

Agents Note

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









Total floor area 94.4 m² (1,016 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334847



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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