



**Connells**

Fifth Avenue  
Low Hill Wolverhampton



### Property Description

Connells Wolverhampton are offering for sale this deceptively spacious two bedroom modern build property situated close to popular transport access links.

The property comprises entrance hall, kitchen and lounge diner. To the first floor there are two bedroom and bathroom. Externally there is a parking space to front & a good size enclosed rear garden.

### The Location & Area

Conveniently located for both Wednesfield shopping centre and New Cross hospital. The M54 and M6 motorways are also relatively close by and within the area is a fantastic selection of local schools, shopping centres, doctors and dentist.

### Entrance Hall

Door to front, doors to various rooms, downstairs wc.

### Kitchen

9' 10" x 12' 10" ( 3.00m x 3.91m )

Double glazed window to front, a range of wall and base units, inset oven, hob and extractor, space for various appliances, stainless steel drainer sink, door to entrance hall.

### Lounge Diner

13' 8" max x 12' 10" max ( 4.17m max x 3.91m max )

French doors to rear garden, central heating radiator, stairs to first floor landing.



## First Floor Landing

Doors to various rooms.

### Bedroom One

17' 2" x 8' 11" max ( 5.23m x 2.72m max )

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

### Bedroom Two

17' 2" x 7' 9" ( 5.23m x 2.36m )

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

### Bathroom

Low flush toilet, pedestal sink, panelled bath, door to first floor landing.

### Outside Front

Driveway providing off road parking.

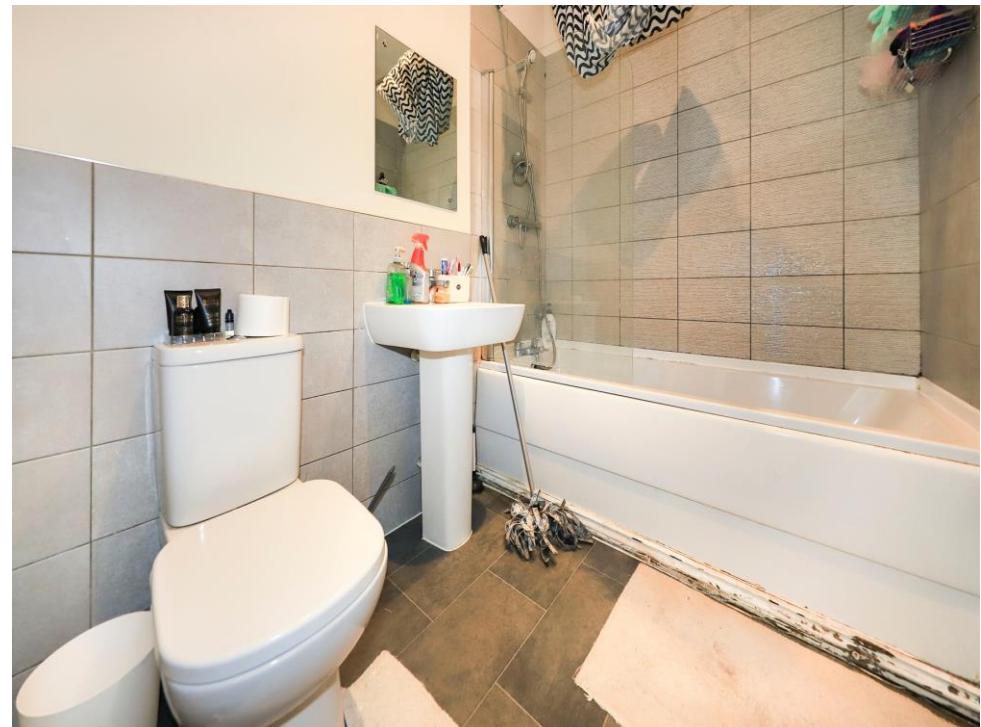
### Outside Rear

Good size enclosed rear garden, lawned area, panelled fences.

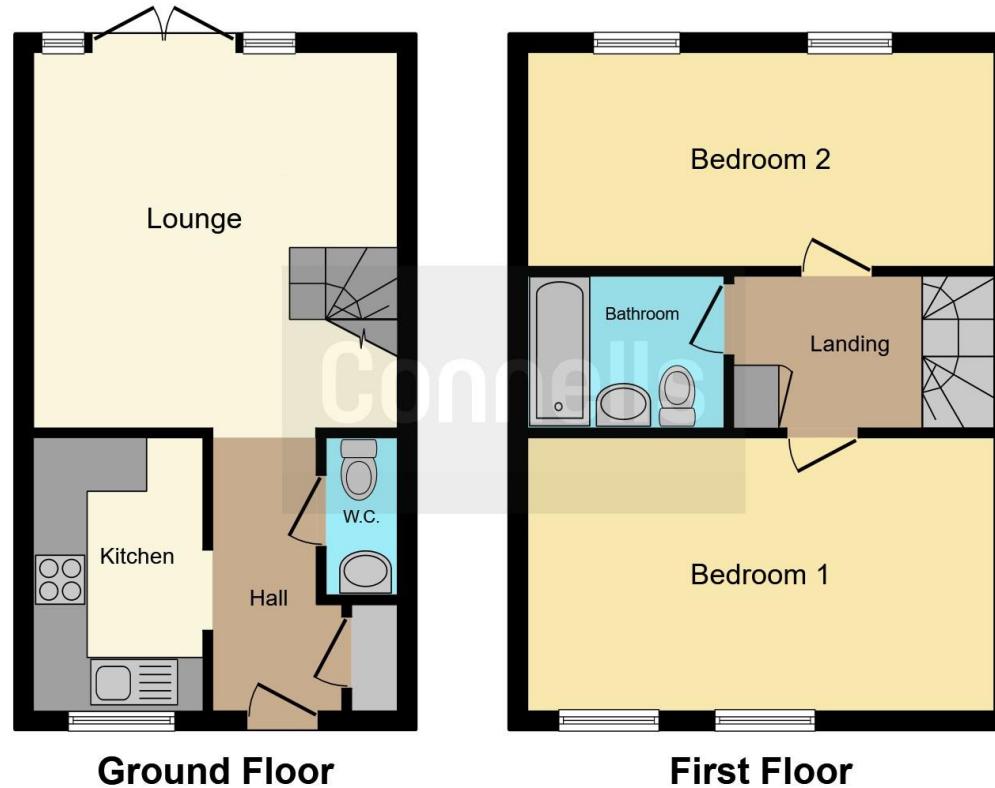
### Agent Note

Please note there are solar panels which are ready for the installation of solar water heating system (not currently in place).









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: A    Council Tax  
 Band: B

Tenure: Freehold

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