



**Connells**

Reginald Smith Crescent  
Wednesfield Wolverhampton

# Reginald Smith Crescent Wednesfield Wolverhampton WV11 3FD

for sale offers over  
**£215,000**



## Property Description

Connells Wolverhampton has the delight to bring to the market this well presented and attractive two bedroom CHAIN FREE property in a cul-de-sac location. Viewing is highly recommended to appreciate the accommodation on offer.

The property comprises of an entrance hall, lounge, downstairs wc, kitchen diner. On the first floor there are two bedrooms and a bathroom. Externally there is side parking & good sized enclosed rear garden.

## The Location & Area

Situated on a recent modern build development just off Lakefield Road within the area of Wednesfield. Wednesfield has a fantastic selection of shopping, doctors, dentists, public houses and eateries. Bentley Bridge retail park is within close proximity and popular schools are just a stone's throw away.

## Entrance Hall

Double glazed door to front, central heating radiator, door to ground floor wc, door to lounge.

## Ground Floor Wc

Low flush wc, wash hand basin, central heating radiator, extractor fan.

## Lounge

13' 5" x 11' 1" ( 4.09m x 3.38m )

Double glazed windows to front and side, central heating radiator, access to stairs to first floor landing, door to kitchen diner.

## Kitchen Diner

13' 3" x 10' 11" ( 4.04m x 3.33m )

Fitted kitchen with a range of wall and base units, work surfaces, complementary tiling integrated gas hob, electric oven and extractor fan, spotlights central heating radiator, understair storage cupboard, double glazed window to rear, double glazed door to rear leading to the garden.

## First Floor Landing

Stairs from the lounge, loft access, airing cupboard, doors to various rooms.

## Bedroom One

15' 2" x 9' 7" max ( 4.62m x 2.92m max )

Two double glazed windows to rear, central heating radiator.

## Bedroom Two

9' 1" x 15' 2" max ( 2.77m x 4.62m max )

Two double glazed windows to front, central heating radiator.

## Bathroom

Double glazed window to side, bath with shower over, wash hand basin, low level wc, extractor fan, spotlights, central heating

radiator.

## Outside Front

Double tandem tarmac driveway, gated access leading to rear garden, power point.

## Outside Rear

Enclosed rear garden with patio area, lawned area, outdoor tap.

## Agents Note

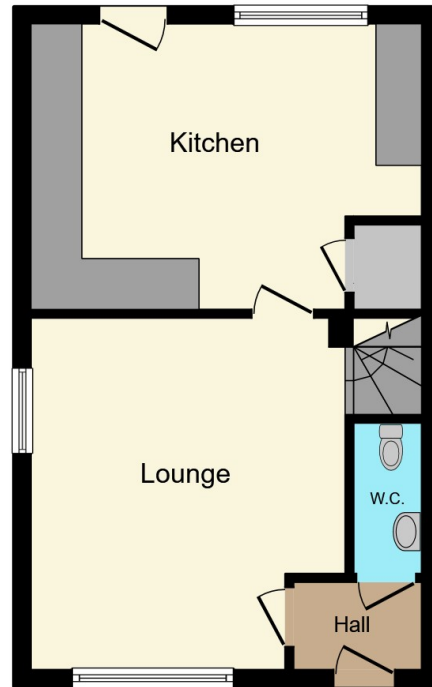
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

The property is also Leasehold and will become Freehold on completion from solicitors authority on file.

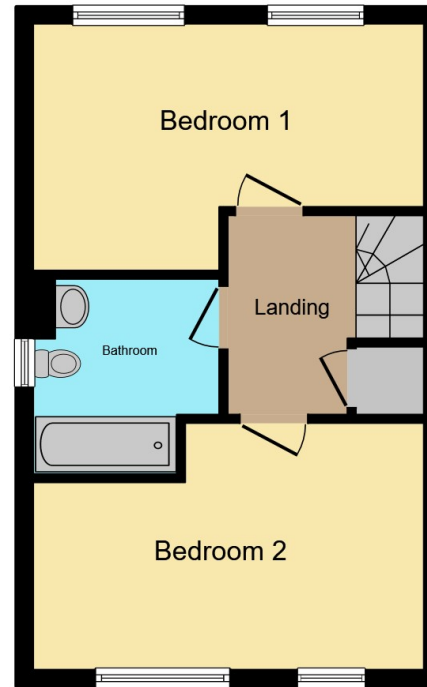








**Ground Floor**



**First Floor**

Total floor area 70.1 m<sup>2</sup> (755 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)



To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: A Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336082](http://connells.co.uk/Property/WVH336082)**



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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Property Ref: WVH336082 - 0004