



Connells

Hilton Street
Springfield Wolverhampton



Property Description

Connells Wolverhampton are pleased to present to market this traditional being sold with NO UPWARD CHAIN. Well located to nearby amenities and transport links including Wolverhampton City centre, this home promises to be the ideal choice for first time buyers and investors. Viewing is highly recommended to appreciate, call Connells today to arrange a viewing.

The property comprises of an entrance hall, spacious lounge and fitted kitchen. Upstairs there are two double bedrooms and bathroom. Externally the property continues to impress with generous off road parking to front and ample garden to rear with outside wc perfect for entertaining.

Entrance Hall

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

Lounge

13' 5" x 13' 1" max (4.09m x 3.99m max)

Double glazed window to front, central heating radiator, gas fireplace.

Kitchen

13' 1" x 8' 8" (3.99m x 2.64m)

Two double glazed windows to rear, a range of wall and base units, work surfaces, stainless steel sink and drainer, central heating radiator, understair storage cupboard, double glazed door to rear leading to the garden.

The Location & Area

Situated between Wednesfield Road and Cannock Road offering fantastic commuting access to New Cross Hospital, Wolverhampton City centre, Wolverhampton University and the popular Bentley Bridge retail parking which offers a selection of local shopping and eateries. There are also bus routes and junior schools nearby.



First Floor Landing

Loft access, airing cupboard, doors to various rooms.

Bedroom One

13' 1" max x 10' 2" max (3.99m max x 3.10m max)

Double glazed window to front, central heating radiator, built-in wardrobe.

Bedroom Two

12' 1" x 9' 7" max (3.68m x 2.92m max)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower, extractor fan, central heating radiator, tiled walls, laminate flooring.

Outside Front

Generous block paved driveway.

Outside Rear

Patio area, lawned area, outdoor light, access to wc.

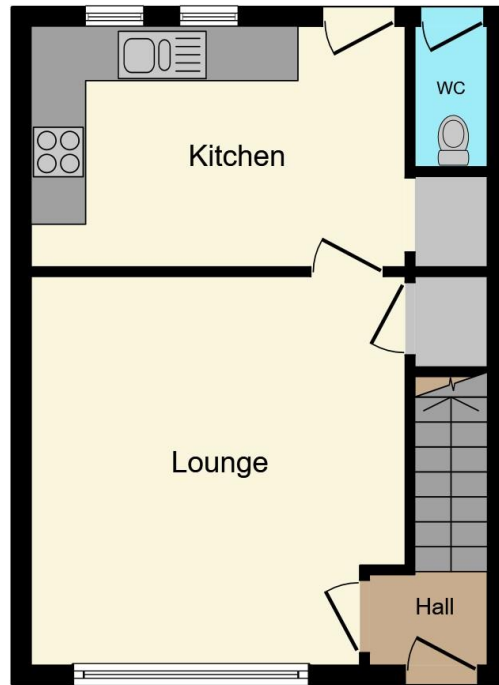
Agents Note

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.

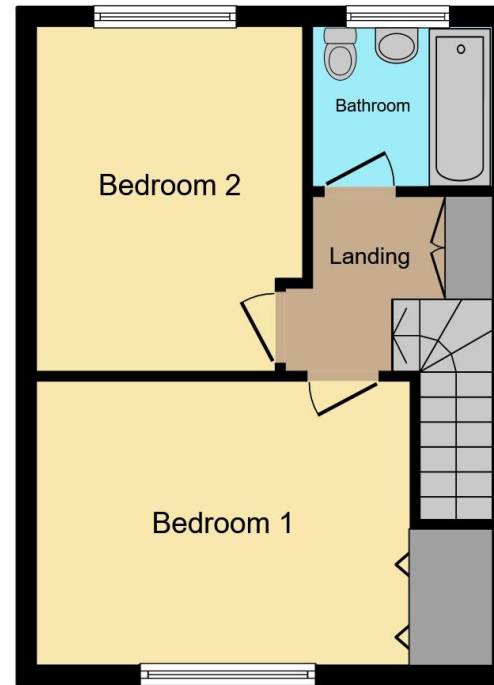








Ground Floor



First Floor

Total floor area 70.4 m² (758 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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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335781



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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