



Connells

Smallshire Close
Wednesfield Wolverhampton

Smallshire Close Wednesfield Wolverhampton WV11 3SL

for sale offers in the region of
£210,000



Property Description

Samuel Thorneywork from the Award Winning Connells Branch is proud to bring to the market this modern well presented two bedroom end terrace property situated in a popular cul-de-sac near to New Cross hospital and suitable for first time buyers, investors or down sizers. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewings.

Internally the property comprises of having an entrance hall and convenient ground floor wc, fitted kitchen and spacious lounge. Heading upstairs you will find two generous size bedrooms and bathroom. Outside to the front is off road parking with front lawn with the benefit of having a garage to side on a peppercorn arrange with off road parking to front. To the rear is a low maintenance garden.

The Location & Area

Situated on a modern development within a cul-de-sac location and conveniently located for the both the M54 and M6 motorways. Wednesfield and Willenhall shopping centres area nearby to include the popular Bentley Bridge retail park. Popular schooling, doctors, dentists and nursery are also close by.

Approach

Set back from the roadside in a cul-de-sac location with front lawn, off road parking, access to garage and main accommodation, side gate.

Entrance Hall

Door to front, ceiling light point, storage cupboard, stairs rising to first floor, central heating radiator, doors to ground floor wc, kitchen and lounge.

Ground Floor Wc

Low flush wc, wash hand basin, heated towel rail, extractor fan, ceiling light point.

Kitchen

9' 10" x 5' 10" (3.00m x 1.78m)

Matching wall and base units, space for fridge, integrated electric oven, four ring gas hob with extractor hood, ceiling light point, plumbing for washing machine, double glazed window to front.

Lounge

12' 6" x 11' 4" (3.81m x 3.45m)

Ceiling light point, central heating radiator, french doors to rear garden.



First Floor Landing

Ceiling light point, loft access, doors to various rooms.

Bedroom One

12' 6" max x 10' 11" max (3.81m max x 3.33m max)

Two double glazed windows to front, ceiling light point, fitted wardrobes, central heating radiator, cupboard housing wall mounted boiler.

Bedroom Two

11' 7" max x 6' 8" max (3.53m max x 2.03m max)

Double glazed window to rear, ceiling light point, central heating radiator.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, extractor fan, ceiling light point, part tiled walls, heated towel, double glazed window to rear.

Outside Front

Slate front area with lawn, off road parking.

Outside Rear

Paved patio area, lawn, side gate.

Garage

20' 3" x 7' 9" (6.17m x 2.36m)

Double glazed window to rear, power supply, up and over door.

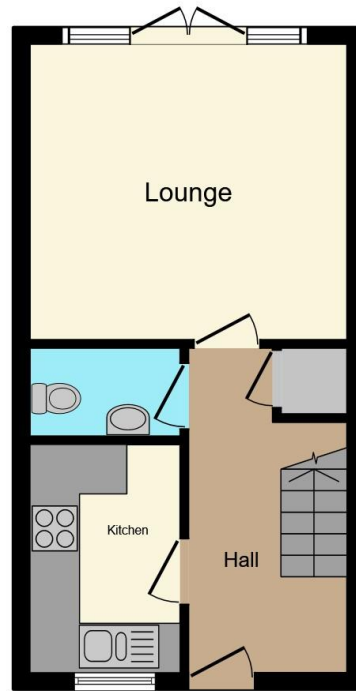
Agents Note

There is a site fee of £153.76 per annum and a peppercorn arrange for the garage of £1 per annum. 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.





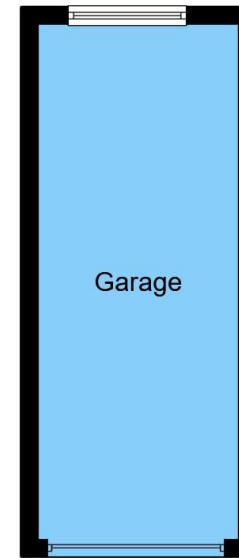




Ground Floor



First Floor



Garage

Total floor area 73.8 m² (794 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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331890



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