



Connells

Cavendish Road
East Park Wolverhampton

Cavendish Road East Park Wolverhampton WV1 2QE

for sale offers in the region of
£199,999



Property Description

Connells Wolverhampton are delighted to bring to the market this deceptively large and spacious three bedroom mid terrace property in a popular residential location. Benefiting from NO ONWARD CHAIN and a large ground floor layout, this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, lounge, kitchen, dining room, conservatory, utility area and downstairs wc. To the first floor there are three bedrooms and family bathroom. Externally there is a generous driveway and enclosed rear garden ideal for families.

The Location & Area

Situated off the Willenhall Road offering fantastic commuting links to Wolverhampton City centre, the Black Country route and a selection of motorways to including the M6 and adjoining M54. Fantastic shopping is available at the nearby Bentley Bridge retail park at Wednesfield along with many other shopping areas in Willenhall and Wolverhampton City centre.

Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

Lounge

10' 8" max x 13' 3" max (3.25m max x 4.04m max)

Double glazed window to front, central heating radiator, open to kitchen.

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m)

Double glazed window, a range of wall and base units, inset sink and drainer, space for various appliances, access to dining room, door to conservatory.

Dining Room

8' 10" x 12' (2.69m x 3.66m)

Access to utility, door to kitchen.

Utility

Access to dining room, door to downstairs wc.

Downstairs Wc

Low flush toilet, wash hand basin.

Shower Area

Shower cubicle.



First Floor Landing

Doors to various rooms.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

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

Bedroom Two

8' 8" x 11' 6" (2.64m x 3.51m)

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

Bedroom Three

7' 2" x 13' 8" (2.18m x 4.17m)

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

Family Bathroom

Panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Outside Front

Block paved driveway providing off road parking, side shared access leading to the rear garden.

Outside Rear

Enclosed rear garden with a range of mature plants and shrubs.

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 127.0 m² (1,367 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



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/WVH327545



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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