



**Connells**

Leicester Street  
Whitmore Reans Wolverhampton

Leicester Street  
Whitmore Reans Wolverhampton WV6 0PS

for sale offers in the region of  
**£145,000**



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton Branch is proud to bring to the market this immaculately presented and recently renovated two bedroom end-terraced property on a popular residential road in Whitmore Reans and boasts no onward chain. Viewing is highly recommended to appreciate the accommodation on offer.

Internally the property comprises of a lounge leading to an additional reception room which could be used as a dining room or sitting room then leads to a modern and stylish fitted kitchen, ground floor bathroom and a lean to. On the first floor there are two generously sized bedrooms. Externally to the front is a courtyard style frontage with side gate access and to the rear is a low maintenance garden.

### Lounge

12' 3" max x 11' 4" max ( 3.73m max x 3.45m max )

Double glazed window to front, ceiling light point and radiator, alternate heat inflow & outflow fans.

### Dining Room/ Sitting Room

12' 5" max x 11' 4" max ( 3.78m max x 3.45m max )

Double glazed window to rear, ceiling light point and radiator, storage cupboard, doors to stairs, lounge and kitchen alternate heat inflow & outflow fans.

### Kitchen

8' 9" x 6' 3" ( 2.67m x 1.91m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, partly yield walls, integrated oven, four ring gas hob with extractor hood above, ceiling light point, double glazed window to side, door to lobby.

### Location And Area

Situated just a stone's throw away from Wolverhampton City centre and University, there a selection of junior school and local shopping nearby.

### Approach

Set back from the road side behind a courtyard style frontage with access to the main accommodation and side gate.



## Lobby

Ceiling light point, radiator, wall mounted boiler, door to lean to and ground floor bathroom.

## Ground Floor Bathroom

Panelled bath with shower over, low flush toilet, wash hand basin, radiator, ceiling light point, tiled walls, double glazed window to side.

## Lean To

18' 8" x 4' 7" ( 5.69m x 1.40m )

Double glazed windows, door to lobby and rear garden, alternate heat inflow & outflow fans.

## First Floor Landing

Radiator, ceiling light point, PIV system, doors to bedrooms.

## Bedroom One

12' 4" max x 11' 5" max ( 3.76m max x 3.48m max )

Double glazed window to front, radiator, ceiling light point.

## Bedroom Two

12' 4" max x 11' 4" max ( 3.76m max x 3.45m max )

Double glazed window to rear, radiator, ceiling light point, cupboard housing loft access.

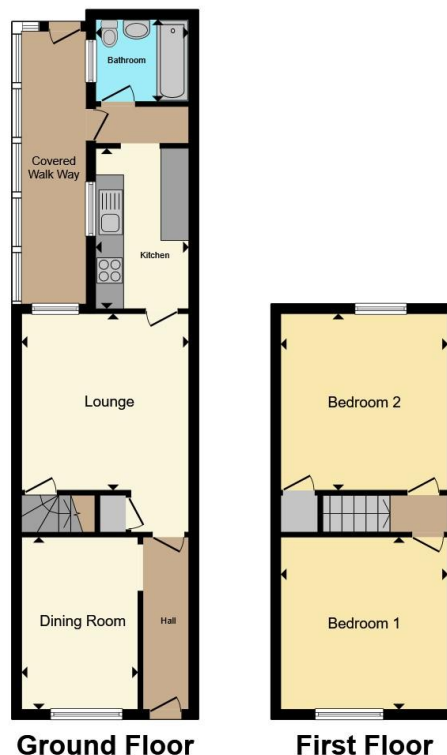
## Outside Rear

Paved rear garden with access to side gate ally.









Total floor area 83.4 m<sup>2</sup> (897 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)

**Connells**

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335575](http://connells.co.uk/Property/WVH335575)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH335575 - 0005