



**Connells**

Woden Road  
Park Village Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this mid-terraced property being sold with no upward chain. Ideal for first time buyers whilst being well located to Wolverhampton City Centre, near by amenities and transport links. This property is well maintained throughout and features new wooden flooring, throughout the ground floor.

Internally there is two spacious reception rooms, fitted kitchen, fitted ground floor bathroom, three good bedrooms to the first floor. Externally the property features a rear garden space and provides on street parking to front.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated on the popular Woden Avenue which is just a stone's throw away from shopping within the areas of Wednesfield and Bentley Bridge Retail Park. New Cross Hospital, popular schooling and Amos Lane is also relatively nearby.

### Lounge

13' 11" into bay x 11' 10" ( 4.24m into bay x 3.61m )

Double glazed door to front, double glazed bay window to front, radiator.

### Reception Room Two

11' 10" x 11' 2" ( 3.61m x 3.40m )

Double glazed window to rear, radiator, stairs to first floor landing.

### Kitchen

10' 4" x 6' 5" ( 3.15m x 1.96m )

Double glazed window to side, radiator, range of wall and base units with work surfaces above, stainless steel sink drainer, gas oven, gas hob, plumbing for appliances.

### Rear Porch

Internal access to bathroom, double glazed door to side giving access to the garden

### Bathroom

Double glazed door to side, wc, wash hand basin, bath with mixer taps and shower head above, extractor fan, radiator, half tiled walls, fully tiled flooring



## First Floor Landing

Doors to various rooms, loft access.

## Bedroom One

11' 11" x 11' 4" ( 3.63m x 3.45m )

Double glazed window to front, radiator.

## Bedroom Two

11' 4" x 8' 11" ( 3.45m x 2.72m )

Double glazed window to rear, radiator, storage cupboard.

## Bedroom Three

10' 4" x 6' 5" ( 3.15m x 1.96m )

Double glazed window to rear, radiator.

## Outside Front

On street parking

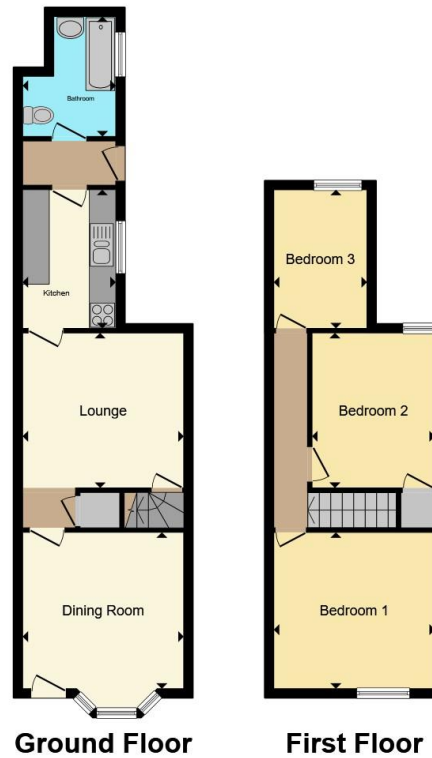
## Outside Rear

Overgrown rear garden









Total floor area 79.7 m<sup>2</sup> (858 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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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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