



Connells

St. Edmunds Close
Whitmore Reans Wolverhampton

St. Edmunds Close Whitmore Reans Wolverhampton WV6 0DZ

for sale offers in the region of
£240,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this recently renovated extended three bedroom end-terraced family home with the added benefit of planning permission for a double story side extension to achieve two additional bedrooms and a ground floor bathroom, the property also comes with the bonus of having no onward chain.

Internally the property comprises of having an entrance hall leading to a spacious lounge with an adjoining and extended modern and stylish kitchen. On the first floor there are three generously sized bedrooms and a stylish family shower room.

Externally there is a lawned garden to front with stepping stones to the front door whilst to the rear there is a wrap around rear garden with the added benefit of double gates for parking access.

Viewing is highly recommended to appreciate the accommodation on offer with the ability to expand the living space.

Location And Area

Set to the north west of Wolverhampton City Centre in the West Park area just off Tettenhall Road with easy access to Wolverhampton Rail Station, bus routes linking into the city centre and West Park Hospital. There is also excellent local schooling.

Approach

Set back from the roadside in a cul-de-sac location behind a front garden with access to the main accommodation.

Entrance Hallway

Double glazed window to side, meter cupboard housing the wall mounted boiler, ceiling light point, radiator, door to lounge.

Lounge

15' 10" max x 14' 3" max (4.83m max x 4.34m max)

Double glazed window to front and side, ceiling light point, ceiling spotlights, radiator, stairs to first floor, doors to hallway and kitchen.

Kitchen

15' 5" x 14' 1" (4.70m x 4.29m)

Double glazed window to rear, wall and base units with spotlights under kitchen units, stainless steel sink and drainer with mixer taps, integrated oven and microwave, five ring gas hob with extractor screen above, plumbing point for washing machine, ceiling spotlights, storage cupboard, radiator, two doors to the rear garden.



First Floor Landing

Ceiling light point, loft access, doors to all bedrooms and bathroom.

Bedroom One

14' 3" max x 9' 2" max (4.34m max x 2.79m max)

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

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)

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

Bedroom Three

8' 3" x 5' 4" (2.51m x 1.63m)

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

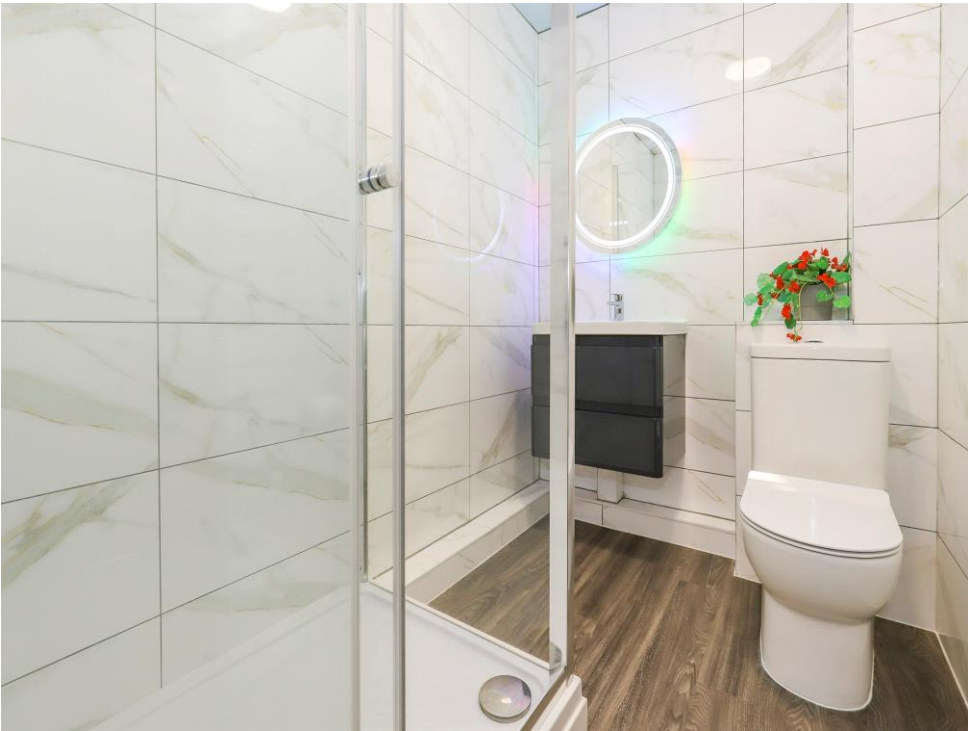
Shower Room

Shower cubicle, low flush toilet, wash hand basin, wall mounted LED mirror, tiled wall, ceiling light point, loft access, extractor fan, heated towel rail.

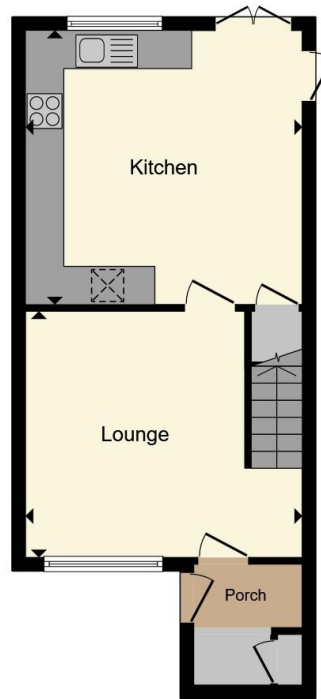
Outside Rear

Paved steps with patio area, lawn, outside tap point, double socket point, double gates for access to the off road parking, side gate to front.

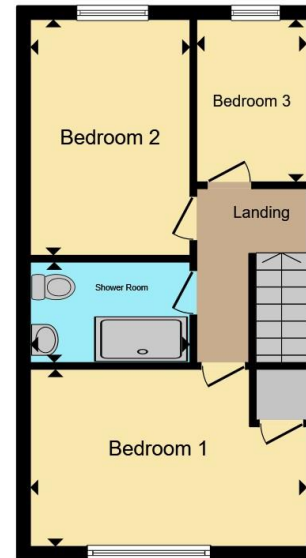








Ground Floor



First Floor

Total floor area 74.9 m² (806 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334698



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH334698 - 0002