



Connells

Newhampton Road West
Whitmore Reans Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious three bedroom mid-terraced family home situated in the popular area of Whitmore Reans and boasts no onward chain.

Internally the property comprises of having an entrance hallway, front reception room, cellar and second reception room. Well appointed and modern kitchen with an adjoining ground floor bathroom. On the first floor you will find three generously sized bedrooms and an additional wc.

Externally there is a low maintenance rear garden.

Viewings are highly recommended and would be suitable to first time buyers, investors, small families and developers.

Location And Area

Set on the popular Newhampton Road on the periphery of Wolverhampton City Centre within walking distance of West Park, ideally placed for commuting links. There are numerous local schools most noteworthy of which is Wolverhampton Girls High school which has received an Outstanding Ofsted report.

Approach

Set back from the road side with a courtyard style frontage leading to the main accommodation.

Entrance Hallway

Radiator, ceiling light point, door to cellar and two reception rooms.

Front Reception Room

13' 7" into bay x 9' 8" mac (4.14m into bay x 2.95m mac)

Double glazed bay window to front, radiator, ceiling light point with ceiling rose.

Second Reception Room

13' 1" max x 11' 7" max (3.99m max x 3.53m max)

Double glazed window to rear, ceiling light point, radiator, door to saris. hallway and kitchen.

Kitchen

13' 7" x 7' 4" (4.14m x 2.24m)

Base units with one and a half stainless steel sink drainer with mixer tap, integrated electric oven, four ring gas hob, partly tiled walls, radiator, wall mounted boiler, double glazed window to side, door to lobby and second reception room.

Lobby

Doors to rear garden, bathroom and kitchen, useful storage area.

Ground Floor Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, radiator, panelled walls, extractor fan, ceiling light point, double glazed window to side.

First Floor Landing

Doors leading to various rooms.

Bedroom One

13' 2" mx x 11' 7" max (4.01m mx x 3.53m max)

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

Bedroom Two

11' 8" mx x 10' 4" max (3.56m mx x 3.15m max)

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

Bedroom Three

10' 4" x 7' 8" (3.15m x 2.34m)

Double glazed window to rear, radiator, ceiling light point, additional loft space.

Wc

Low flush wc, wash and basin, ceiling light points, double glazed window to side.

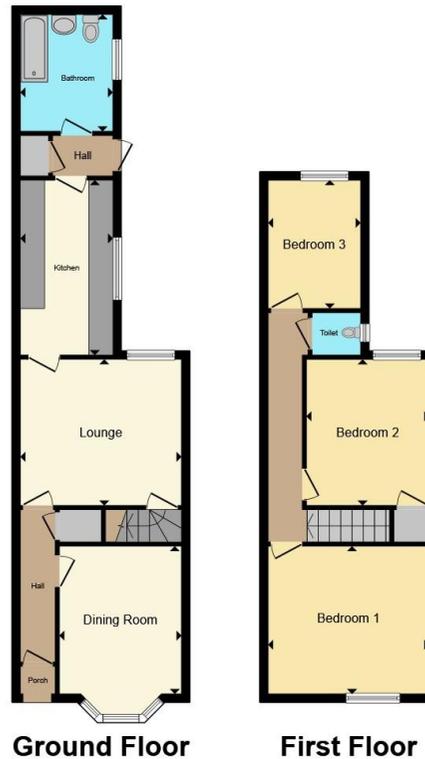
Outside Rear

Paved rear garden with mature tree, fencing and possibility to add rear gate to the right of way shared passageway.









Total floor area 96.6 m² (1,039 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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EPC Rating: D Council Tax Band: A

Tenure: Freehold

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