



**Connells**

Wolverhampton Road East  
Wolverhampton



### Property Description

Connells Wolverhampton are delighted to presented to market this traditional semi-detached being sold with no upward chain. Boasting a fantastic located with walking distance to local amenities, transport links and schooling alike this home promises to be the perfect choice for families. Fully refurbished throughout to a high standard this home also offers spacious living accommodation.

Internally the property comprises of an entrance hall with traditional features within, two spacious reception rooms, stylish fitted kitchen, downstairs shower room, converted cellar space provides two separate rooms with flexible potential. A space perfect for a home office or a home cinema further improves this fantastic home whilst extending the internal living accommodation. On the first floor there are three good sized bedrooms and a stylish family bathroom.

External there is an ample rear garden with excellent potential to create your idyllic outdoor space.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated on Wolverhampton Road East which is located between Goldthorn Park, Parkfields and Sedgley. Popular shopping, doctors, dentists, public houses and schools are all within close proximity. The Birmingham New Road is also easily accessible.

### Entrance Hall

Single glazed door to front with single glazed windows to front (original stained glass), radiator, stairs to first floor landing, access to the cellar.

### Cellar 1

11' 6" x 10' 4" plus recess ( 3.51m x 3.15m plus recess )

Power and lighting

### Cellar 2

10' 6" x 8' 3" ( 3.20m x 2.51m )

Power and lighting

### Lounge

13' 10" into bay x 12' into recess ( 4.22m into bay x 3.66m into recess )

Double glazed bay window to front, radiator, feature gas fireplace.

### Reception Room Two

12' 2" x 10' ( 3.71m x 3.05m )

Double glazed window to rear, radiator.

### Kitchen

19' 5" x 8' 11" ( 5.92m x 2.72m )

Two double glazed windows to side, range of wall and base units with work surfaces above, stainless steel sink drainer, electric oven, gas hob, double glazed door to side, access to downstairs shower room.



## Shower Room

Wc, wash hand basin in a vanity unit, shower cubicle, extractor fan, heated towel rail, tiled walls and flooring.

## First Floor Landing

Loft access, two radiators, doors to various rooms.

## Bedroom One

16' 4" into recess x 11' 10" ( 4.98m into recess x 3.61m )

Two double glazed windows to front, radiator.

## Bedroom Two

12' 2" x 10' into recess ( 3.71m x 3.05m into recess )

Double glazed window to rear and radiator.

## Bedroom Three

9' 2" x 8' 11" ( 2.79m x 2.72m )

Double glazed window to side and radiator.

## Bathroom

Double glazed window to side, wc, wash hand basin in a vanity unit, bath with mixer taps and shower head above, extractor fan, heated towel rail, tiled walls and flooring.

## Outside Rear

Concrete courtyard, two storage sheds, outdoor light, outdoor tap, lawn, borders and shrubs, gated side access.









Total floor area 128.6 m<sup>2</sup> (1,384 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

**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: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335214](http://connells.co.uk/Property/WVH335214)**



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: WVH335214 - 0002