





Property Description

Connells Wolverhampton are delighted to present to market this beautifully presented two bedroom detached starter home. Occupying a corner plot within a cul-de-sac location, this home promises to be ideal choice for first time buyers. Being well located to local amenities and transport links, viewing is highly recommended call Connells today to book a viewing. The property also benefits from recently refitted windows and front door.

Internally the property comprises of a welcoming entrance hall, fitted kitchen, comfortable lounge, feature conservatory with tiled roof making this space usable all year round. Upstairs there are two double bedrooms and a stylish bathroom. This property was originally arranged as a three bedroom with potential to restore the third bedroom. Externally the property boasts an enclosed rear garden and generous off road parking.

Entrance Hall

Double glazed door to front with matching side panel, central heating radiator, stairs to first floor landing.

Kitchen

11' 6" x 6' 11" (3.51m x 2.11m)

Double glazed window to front, a range of wall and base units with work surfaces, stainless steel and drainer, two integrated double electric ovens, electric hob, plumbing for appliances, central heating radiator.

Lounge

13' 5" x 11' 3" (4.09m x 3.43m)

Understair storage cupboard, central heating radiator, double glazed sliding doors to rear giving access to the conservatory.

The Location & Area

Set outside Wolverhampton City centre with fantastic local commuting links, approximately half a mile away from Wolverhampton Rail Station with excellent local shopping facilities including Bentley Bridge Retail Park. This property is ideally placed for access to the city and all the amenities it has to offer.

Conservatory

12' 5" x 9' 5" (3.78m x 2.87m)

UPVC double glazed with tiled roof, electric heater, double glazed patio doors to side leading to garden.



First Floor Landing

Loft access, airing cupboard, doors to various rooms.

Bedroom One

Two double glazed windows to front, storage cupboard, central heating radiator.

Bedroom Two

12' 1" x 8' 7" into recess (3.68m x 2.62m into recess)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, central heating radiator, spotlights, tiled walls, laminate floor.

Outside Front

Block paved driveway, outdoor tap, outdoor light.

Outside Rear

Patio area, lawned area, variety of borders and shrubs, decked area, water feature, storage shed, outdoor tap, double gated side access.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 70.2 m² (755 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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336429



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