



Connells

Higgs Road
Ashmore Park Wolverhampton

Higgs Road Ashmore Park Wolverhampton WV11 2PD

for sale offers in the region of
£195,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this well presented two bedroom semi-detached property situated in the popular area of Ashmore Park. Viewing is highly recommended to appreciate the accommodation on offer and would be suitable for first time buyers, investors or those seeking to downsize.

This well presented home comprises of a porch leading to an entrance hallway, lounge/dining room, well appointed stylish kitchen with archway through to dining area, lean to with access to frontage. On the first floor there are two generously sized bedrooms and a well presented bathroom.

Outside to the front is a garden and off road parking whilst to the rear is a generously sized rear garden.

Location And Area

Situated just off Griffiths Drive, close to a selection of local shops and bus routes, Popular schooling can be found within close proximity and wonderful field walks are just around the corner. Public houses, doctors, dentists and eateries are also location on Ashmore Park.

Approach

Set back from the roadside behind off road parking, front garden leading to the main accommodation and lean to.

Porch

Door to entrance hallway

Entrance Hallway

Radiator, ceiling light point, stairs to first floor, doors to lounge and kitchen.

Lounge

20' max x 10' into recess (6.10m max x 3.05m into recess)

Double glazed window to front, radiator, two ceiling light points, double glazed sliding door to rear garden.

Kitchen

9' x 7' (2.74m x 2.13m)

Matching wall and base units with stainless steel sink and drainer with taps, partly tiled walls, plumbing point for washing machine, electric and gas cooker points, pantry cupboard, ceiling light point, double glazed window to rear, archway to dining area.

Dining Area

8' x 8' (2.44m x 2.44m)

Double glazed window to rear, radiator, ceiling light point, space for a dryer, doors to the garden and lean to, archway to kitchen.

Lean To

Doors to front and dining room, ceiling light point.



First Floor Landing

Double glazed window to side, ceiling light point, radiator, loft access, doors to various rooms.

Bedroom One

13' max x 10' max (3.96m max x 3.05m max)

Double glazed window to front, ceiling light point, radiator, built in wardrobe.

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

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

Bathroom

Panelled bath with shower over, wall mounted wash hand basin, low flush wc, wall mounted heater, partly tiled walls, double glazed window to rear.

Outside Rear

Patio area with steps to lawn, outside tap point, greenhouse and timber fencing.

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

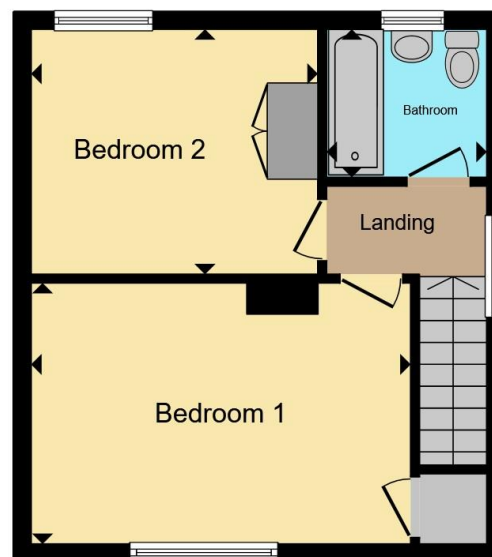








Ground Floor



First Floor

Total floor area 77.7 m² (836 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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EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336764



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