



Brooklands Parade Eastfield Wolverhampton WV1 2NB

for sale offers over
£250,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this well presented three bedroom semi detached family home on a popular residential road near to New Cross hospital. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book a viewing.

Internally the property comprises entrance hall leading into a spacious lounge with access to a conservatory and well appointed kitchen with adjoining utility room. Heading upstairs you will find three bedrooms and a modern stylish shower room. Outside to the front is ample off road parking and to the rear is a well maintained rear garden.

The Location & Area

Conveniently located for Bentley Bridge retail park offering a fantastic selection of local shopping. Also close by is New Cross Hospital and the popular Black Country route offering fantastic commuting links to the M6 and M54 motorways.

Approach

Set back from the roadside behind off road parking and gravelled frontage with access to the main accommodation.

Entrance Hall

Door to front, central heating radiator, ceiling light point, door to lounge.

Lounge

19' 10" max x 9' 10" max (6.05m max x 3.00m max)

Double glazed window to front, central heating radiator, two ceiling light points, doors to entrance hall, kitchen and double glazed sliding door to conservatory.

Kitchen

11' 5" max x 11' 2" max (3.48m max x 3.40m max)

Matching wall and base units, ceramic one and half sink and drainer with mixer tap, plumbing for washing machine, space for a range style cooker, cast iron radiator, spotlights, double glazed window to rear, doors to lounge and utility.

Utility

8' 3" x 6' (2.51m x 1.83m)

Storage cupboards, double glazed window to side, wall units and works top, space for a tumble dryer, wall mounted boiler, doors to side access and kitchen.

Conservatory

9' 6" x 8' 8" (2.90m x 2.64m)

Double glazed windows, ceiling light point, French doors to rear garden, double glazed sliding door to lounge.

First Floor Landing

Loft access, ceiling light point, doors to various rooms.

Bedroom One

14' 1" max x 9' 10" max (4.29m max x 3.00m max)

Double glazed window to front, fitted wardrobes, central heating radiator, ceiling light point.

Bedroom Two

11' 9" x 8' 3" (3.58m x 2.51m)

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

Bedroom Three

13' 1" x 5' 7" (3.99m x 1.70m)

Double glazed window to rear, fitted wardrobes, vertical radiator, ceiling light point.

Shower Room

Walk-in shower, low flush wc, His & Hers wash hand basins, tiled walls, vertical radiator, spotlights, extractor fan, double glazed windows to side and rear.

Loft Space

Part boarded, housing water tank.

Outside Rear

Paved patio area, lawn, timber fencing, raised decking area, side gate, gravelled area to rear, outside tap.

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 91.5 m² (985 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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335315



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: WVH335315 - 0004