



Connells

Nine Elms Lane
Park Village Wolverhampton



Property Description

Connells Wolverhampton are pleased to presented to market this traditional three bedroom mid-terraced home, being sold with no upward chain. Located near to local amenities and transport links alike this home promises to be the ideal choice for first time buyers and investors alike.

Well maintained throughout the property comprises of an internal porch leading to inner hall, two reception rooms, fitted kitchen, downstairs family bathroom. Upstairs are three well proportioned bedrooms meanwhile externally boasts an ample rear garden and on street parking to front.

Viewing is highly recommended to appreciated this fantastic starter home or investment opportunity/

Location And Area

Situated just off Cannock Road which offers fantastic commuting links to the University, Wolverhampton City Centre and New Cross Hospital

Entrance Porch

Double glazed door to front leading to entrance hallway.

Entrance Hall

Single glazed door to front, access to following rooms.

Lounge

13' 10" into bay x 7' 7" (4.22m into bay x 2.31m)

Double glazed bay window to front, radiator.

Reception Room Two

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed window to rear, radiator, stairs to first floor landing.

Kitchen

11' 2" x 6' 4" (3.40m x 1.93m)

Double glazed window to side, range of wall and base units with work surfaces above, stainless steel sink drainer, gas oven, gas hob, radiator, access to rear porch.

Rear Porch

Double glazed door to side.

Bathroom

Double glazed window to side and rear, wc, wash hand basin, bath with mixer taps and shower head above, radiator, part tiled walls, vinyl flooring.

First Floor Landing

Radiator, doors to various rooms.

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window to front, radiator.

Bedroom Two

12' 1" x 8' 3" (3.68m x 2.51m)

Double glazed window to rear, radiator, storage cupboard with loft access.

Bedroom Three

9' 10" x 6' 4" (3.00m x 1.93m)

Double glazed window to rear, radiator.

Outside Rear

Patio, lawned area, shared gated side access.









Total floor area 79.6 m² (857 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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81-83 Darlington Street
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EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335596



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