



Connells

Devon Road
West Park Wolverhampton

Devon Road West Park Wolverhampton WV1 4BE

for sale offers in the region of
£175,000



Property Description

James Wenlock from Connells Wolverhampton are delighted to bring to the market this well presented CHAIN FREE Freehold modern town house. Benefiting from being in immaculately condition, this property should be viewed in order to fully appreciate, call Connells today to book your viewing.

Internally the property comprises of entrance hall, modern fitted kitchen, downstairs wc, large lounge, two bedrooms and stylish bathroom with freestanding roll top bath and separate shower cubicle. Externally there is an allocated parking space with secure fob access gates, communal grounds and delightful views over West Park.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

Kitchen

13' 2" x 7' (4.01m x 2.13m)

Double glazed window to front, a range stylish wall and base units with inset oven, hob and extractor, space for various appliances, door to entrance hall.

Downstairs Wc

Low flush toilet, pedestal sink, door to entrance hall.

Lounge

13' 9" x 10' 11" (4.19m x 3.33m)

Double glazed window to rear, central heating radiator, door to entrance hall.

The Location & Area

Set on the periphery of Wolverhampton City centre overlooking West Park with beautiful views and excellent local amenities, good local transport links and highly regarded local schooling.



First Floor Landing

Storage cupboard, doors to various rooms.

Bedroom One

13' 5" x 11' (4.09m x 3.35m)

Double glazed window to front, central heating radiator, door to first floor landing.

Second Floor Landing

Doors to various rooms.

Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)

Double glazed window to front, central heating radiator, door to first floor landing, air conditioning unit, staircase to family bathroom.

Bathroom

Double glazed window to rear, freestanding roll top bath, shower cubicle, pedestal sink, low flush toilet,

Outside

Key fob access gates, one allocated parking space, communal grounds and delightful views over West Park.

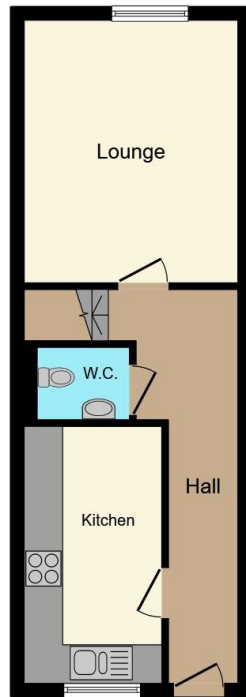
Agents Note

Please note that there is a management of £757.73 per year. 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.

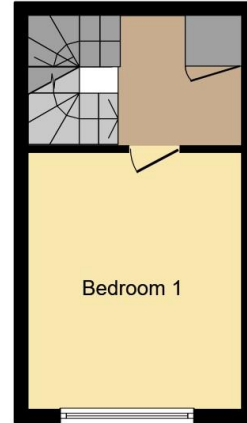




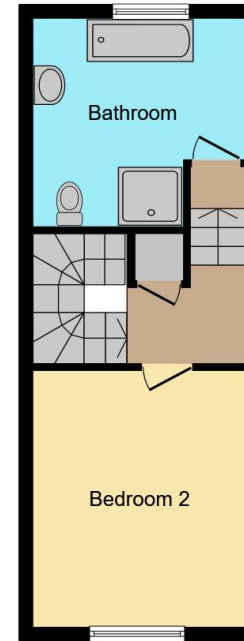




Ground Floor



First Floor



Second Floor

Total floor area 85.8 m² (924 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
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336142



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.

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