



**Connells**

Byrne Road  
Blakenhall Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this recently decorated and carpeted mid terrace home being sold with NO UPWARD CHAIN. Well located to City centre and nearby amenities, this property promises to be the ideal choice for first time buyers and investors. Being well presented following the recent improvements, viewing is highly recommended.

The property comprises of two spacious reception rooms, fitted kitchen and downstairs bathroom. There are two double bedrooms to the first floor. Externally there is a low maintenance enclosed rear garden and on street parking can be found to the front.

### Lounge

Access to front, double glazed bay window to front, central heating radiator, gas fireplace.

### Dining Room

Double glazed window to rear, central heating radiator, gas fireplace, stairs to first floor landing.

### Kitchen

Double glazed window to side, a range of wall and base units, work surfaces, stainless steel and drainer, gas hob, gas oven, double glazed door to side



### The Location & Area

Located to the south of Wolverhampton City Centre just off the Dudley Road, ideally placed for access to city and rail links with numerous local primary schools surrounding. West Park and New Cross Hospital are both approximately 1 mile away.

### Bathroom

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

## First Floor Landing

Doors to various rooms.



## Bedroom One

Double glazed window to front, central heating radiator.

## Bedroom Two

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

## Outside Rear

Patio courtyard, outdoor tap, gated side shared access.









Total floor area 75.8 m<sup>2</sup> (815 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334267](http://connells.co.uk/Property/WVH334267)**



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.

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