



**Connells**

York Street  
Horseley Fields Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this three bedroom mid terrace home being sold with NO UPWARD CHAIN. Being well presented and conveniently located to Wolverhampton City centre, this home promises to be the ideal choice for first time buyers. Viewing is highly recommended, call Connells today to arrange a viewing.

Internally the property comprises entrance hall, comfortable lounge with feature bay window, stylish fitted kitchen, conservatory and downstairs wc. Upstairs there are three good size bedrooms and a modern family bathroom. Externally the property boasts off road parking and an enclosed rear garden offering fantastic potential to create your idyllic outdoor space.

### The Location & Area

Just a stone's throw away from Wolverhampton City centre and metro links, there are also a fantastic selection of bus routes to Wolverhampton, Willenhall and Walsall nearby.

### Entrance Hall

Door to front, stairs to first floor landing, central heating radiator, storage cupboard, alarm panel, access to downstairs wc.

### Downstairs Wc

Double glazed window to rear, wc, wash hand basin.

### Lounge

14' 7" into recess x 13' 7" into bay ( 4.45m into recess x 4.14m into bay )

Double glazed bay window to front, two double glazed windows to front, central heating radiator, electric fireplace.

### Kitchen

14' 5" x 8' 6" ( 4.39m x 2.59m )

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, gas hob, central heating radiator, double glazed patio doors to rear leading to conservatory.

### Conservatory

12' 3" x 9' 5" ( 3.73m x 2.87m )

UPVC double glazed, electric heater, double glazed patio doors to rear leading to garden.



## First Floor Landing

Loft access, storage cupboard, doors to various rooms.

## Bedroom One

14' 8" max x 9' 11" ( 4.47m max x 3.02m )

Double glazed window to front, central heating radiator.

## Bedroom Two

10' 7" x 9' 5" into recess ( 3.23m x 2.87m into recess )

Double glazed window to rear, central heating radiator.

## Bedroom Three

10' 10" x 6' 11" ( 3.30m x 2.11m )

Double glazed window to rear, central heating radiator.

## Bathroom

Double glazed window to front, wc, wash hand basin, bath with mixer taps and shower over, bidet, central heating radiator, part tiled walls.

## Outside Front

Driveway.

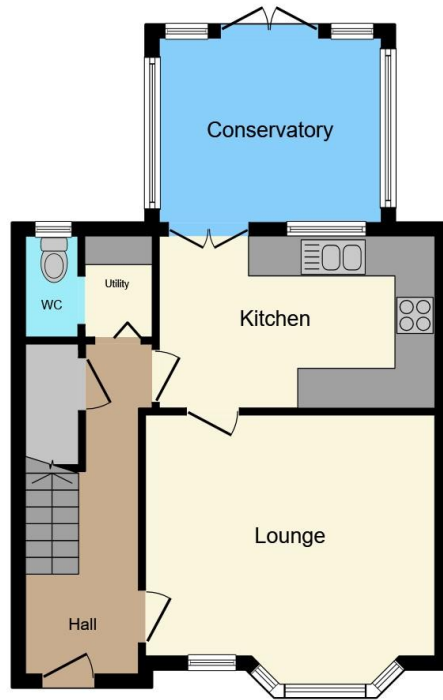
## Outside Rear

Patio, lawn, shrubs, storage shed, outdoor tap, gated side access.









**Ground Floor**



**First Floor**

Total floor area 93.5 m<sup>2</sup> (1,007 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)



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335282](http://connells.co.uk/Property/WVH335282)**



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