



**Connells**

Byrne Road  
Blakenhall Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive CHAIN FREE two bedroom mid terrace property in a popular residential location. Viewing is highly recommended, call Connells today to book a viewing.

The property comprises of entrance porch, lounge, dining room, kitchen and shower room. On the first floor there are two well presented bedrooms. Externally there are front and rear courtyards.

### 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.

### Lounge

Double glazed window bay window to front, central heating radiator, door to dining room.

### Dining Room

11' 4" x 11' 7" ( 3.45m x 3.53m )

Double glazed window to rear, central heating radiator, door to kitchen, stairs to first floor landing.

## Kitchen

14' 7" x 6' 5" ( 4.45m x 1.96m )

Double glazed window to side, a range of wall and base units, inset oven, hob and extractor, door to inner hall, door to downstairs shower room.

## Downstairs Shower Room

Shower cubicle, low flush toilet, pedestal sink.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 4" x 11' 8" ( 3.45m x 3.56m )

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

## Bedroom Two

11' 6" x 11' 7" ( 3.51m x 3.53m )

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

## Outside Front

Small courtyard style garden.

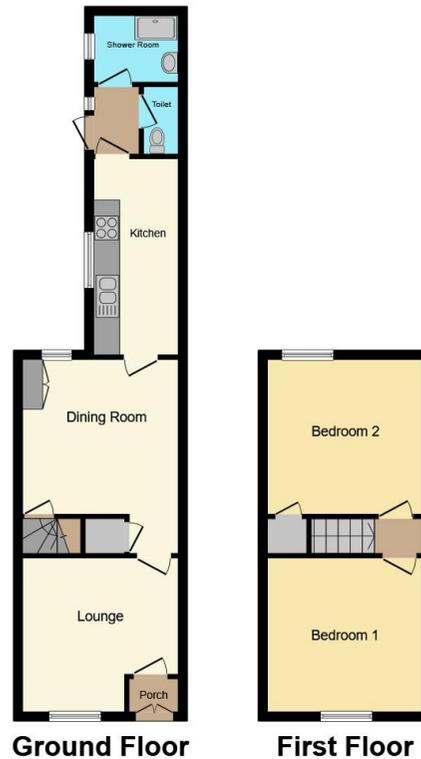
## Outside Rear

Low maintenance courtyard style rear garden which is mostly slabbed.









Total floor area 73.4 m<sup>2</sup> (790 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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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330846](http://connells.co.uk/Property/WVH330846)**



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