



**Connells**

Wheatley Street  
Parkfields Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and attractive two bedroom, mid-terraced family property in a popular residential location. Benefiting from a large rear garden this is an ideal home.

The property comprises of an entrance hall, lounge, kitchen diner, downstairs wc. On the first floor there are two bedrooms and a bathroom.

Externally there is a driveway to front and good sized enclosed rear garden.

Viewing is highly recommended to appreciated the accommodation on offer.

### Location And Area

This property is situated within Parkfields which is close by to Wolverhampton City Centre, Wolverhampton rail station and close to numerous local schools and amenities. The property is within easy access to the M6 and M54 motorways.

### Entrance hall

Double glazed door to front, stairs to first floor landing, door to lounge.

### Lounge

13' 8" x 11' 9" ( 4.17m x 3.58m )  
Double glazed bow window to front, electric fire, radiator, french doors to kitchen.

### Kitchen Diner

6' 4" x 15' 11" ( 1.93m x 4.85m )  
Double glazed window to rear, space for various appliances, space for a dining table, inset stainless steel drainer sink, french doors to lounge, door to inner entrance hall, pantry.

### Inner Entrance Hall

Door to garden, door to downstairs wc.

### Downstairs Wc

Low flush wc, pedestal sink, double glazed window to side, door to inner entrance hall.



## First Floor Landing

Doors to various rooms, loft access which is partially boarded.

## Bedroom One

10' 7" x 12' 2" ( 3.23m x 3.71m )

Two double glazed windows to front, radiator, storage cupboard, door to landing.

## Bedroom Two

8' 7" x 9' 7" ( 2.62m x 2.92m )

Double glazed window to rear, radiator, door to landing.

## Family Bathroom

Panelled bath, vanity sink, low flush toilet, extractor fan, door to landing.

## Outside Front

Off road parking area.

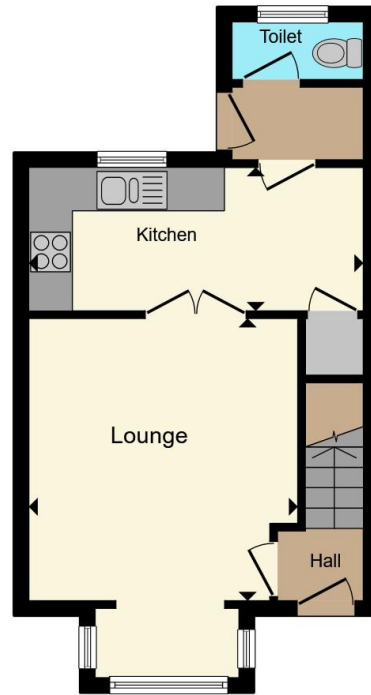
## Outside Rear

Good sized enclosed garden which is mostly lawned, paved patio area.

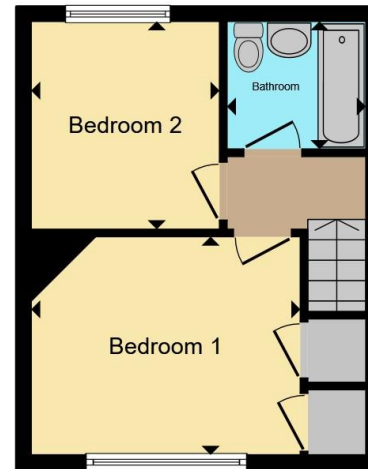








**Ground Floor**



**First Floor**

Total floor area 60.7 m<sup>2</sup> (653 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)



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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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