



Connells

Rayleigh Road
Penn Fields Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom mid terrace property in a popular residential location. Benefiting from an abundance of spacious and having NO CHAIN, this property should be viewed in order to fully appreciate.

The property comprises large family kitchen, lounge, dining room family kitchen diner recently refitted bathroom with bath and shower cubicle and three spacious bedrooms. Externally there is a landscaped rear garden.

The Location & Area

Set to the south west of Wolverhampton City Centre ideally placed for commuting via Wolverhampton rail station, within walking distance of numerous local primary schools, In catchment for the sought after schools.

Entrance Hall

Door to front, stairs to first floor landing, doors to various rooms.

Lounge

13' 2" x 12' 11" (4.01m x 3.94m)

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

Dining Room

11' 3" x 9' 11" (3.43m x 3.02m)

Double glazed door to rear, door to entrance hall.

Family Kitchen

18' 9" max x 10' (5.71m max x 3.05m)

Double glazed door and window to side, a range of wall and base units, space for various appliances, space for dining table and chairs, door to refitted bathroom.

Refitted Bathroom

Double glazed window to side, P shaped panelled bath, pedestal sink, shower cubicle, low flush toilet.

First Floor Landing

Doors to various rooms.

Bedroom One

11' 3" max x 16' 4" max (3.43m max x 4.98m max)

Two double glazed windows to front, central heating radiator, door to first floor landing.

Bedroom Two

11' 5" x 10' (3.48m x 3.05m)

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

Bedroom Three

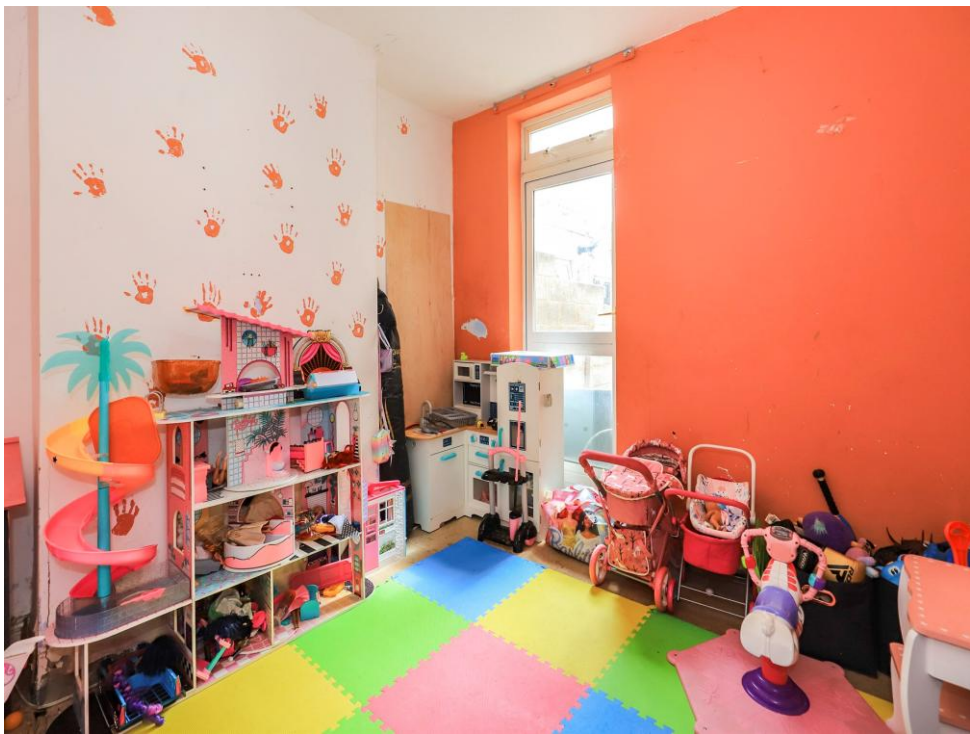
6' 6" x 10' (1.98m x 3.05m)

Double glazed window to rear, central heating radiator, door to first floor landing, access to storage cupboard which has plumbing for wc and sink, extractor fan.

Outside Rear

Porcelain patio area leading to a raised artificial lawned garden.









Total floor area 104.1 m² (1,121 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335382



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335382 - 0003