



**Connells**  
connells.co.uk 01902 710 170  
**FOR SALE**



### Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton is delighted to bring to market this deceptively spacious three bedroom mid-terraced family home situated in the park village area and boasts no onward chain.

Internally the property comprises of having an entrance hallway, lounge/ dining room, well appointed and extended kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is a front garden, low maintenance rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated just off the Cannock Road which offers fantastic commuting access to Wolverhampton, Wednesfield and M6 and adjoining M54 motorways.

### Approach

Set back from the road side in a cul-de-sac with front garden, path leading to main accommodation.

### Porch

Storage cupboard leading to the entrance hallway.

### Entrance Hall

Stairs to first floor landing, radiator, ceiling light point, doors to lounge/ diner and kitchen.

### Lounge/ Dining

19' 9" max x 10' 5" max ( 6.02m max x 3.17m max )

Double glazed window to front and rear, electric fire place, radiator, two ceiling light points, kitchen hatch.

### Kitchen

19' 8" x 7' 6" ( 5.99m x 2.29m )

Matching wall and base units with stainless steel sink and drained with taps, partly tiled walls, plumbing point for washing machine, gas cooker point, radiator, double glazed windows to side and rear, wall mounted boiler, door to rear garden.



### First Floor Landing

Doors to all bedrooms and bathroom.

### Bedroom One

11' x 10' 5" ( 3.35m x 3.17m )

Double glazed window to front, radiator, ceiling light point.

### Bedroom Two

10' x 9' 4" ( 3.05m x 2.84m )

Double glazed window to rear, radiator, ceiling light point, storage cupboard.

### Bedroom Three

7' 3" x 5' 9" ( 2.21m x 1.75m )

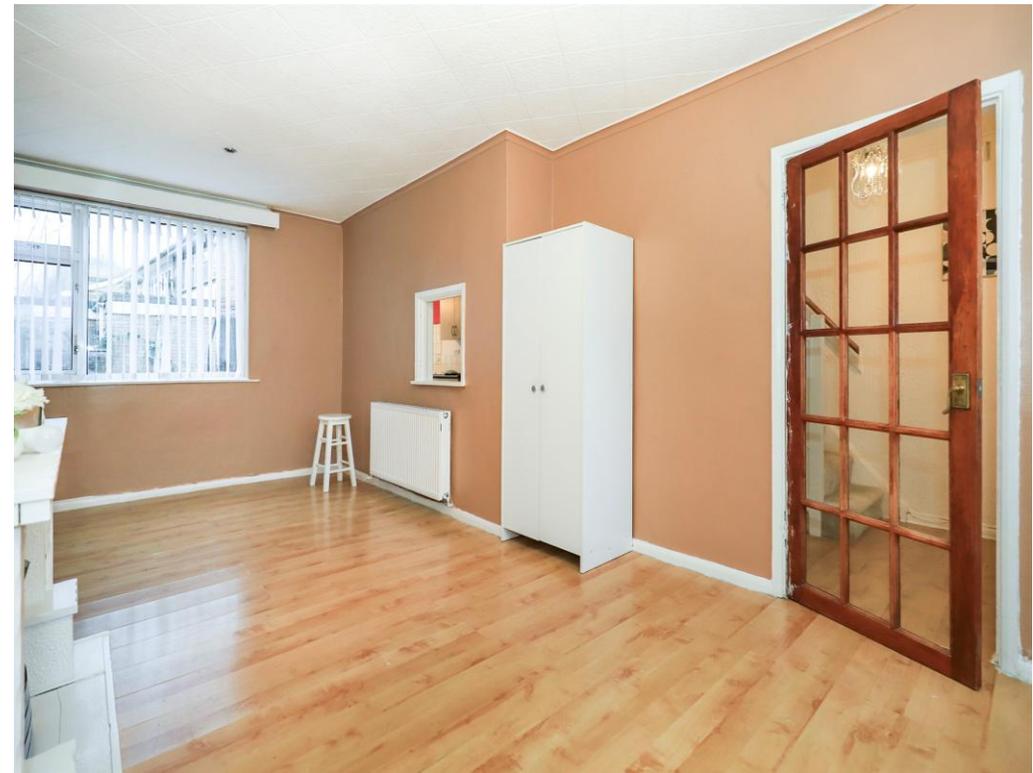
Double glazed window to front, radiator, ceiling light point.

### Bathroom

Double glazed window to rear, bath with shower over, low flush wc, wash hand basin, partly tiled walls, extractor fan, radiator, ceiling light point.

### Outside Rear

Low maintenance rear garden

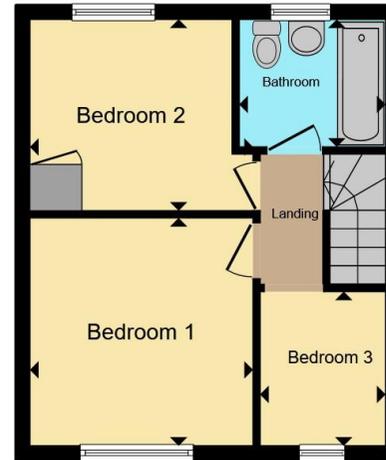








Ground Floor



First Floor

Total floor area 69.2 m<sup>2</sup> (745 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: C Council Tax Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/WVH334231](http://connells.co.uk/Property/WVH334231)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: WVH334231 - 0005