



Connells

George Street
Ettingshall Wolverhampton



Property Description

Connells Wolverhampton are pleased to present to market this spacious mid-terraced town house being sold with no upward chain. Living accommodation is arranged over three floors and is conveniently located near to local amenities and Wolverhampton City Centre.

Internally the property comprises of an entrance hall, ground floor wc, various storage cupboards and third bedroom to the ground floor. The first floor benefits from a spacious lounge and stylish fitted kitchen. The second floor boasts two further bedrooms a sizable storage cupboard and family bathroom.

Externally the property boasts an internal garage space with potential to convert subject to planning permission as well as off road parking to front and mature enclosed garden to rear.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the Ettingshall area of Wolverhampton which offers fantastic commuting access to Bilston shopping areas and Wolverhampton City centre. There is also access to the main Birmingham New Road. There is a fantastic selection of local schools nearby and bus routes to Wolverhampton City centre.

Entrance Hall

access door to front, door to rear garden, radiator, two storage cupboard, stairs to first floor landing, access to wc, access to garage.

Ground Floor Wc

Wc, wash hand basin, radiator.

Garage

16' 5" x 8' 1" (5.00m x 2.46m)
up an over door, internal power and lighting.

Bedroom Three

12' 7" x 8' 6" (3.84m x 2.59m)
Double glazed window to rear, radiator.

First Floor Landing

Double glazed window to rear, radiator, doors to various rooms, stairs to entrance hall.

Lounge

14' 7" x 14' 3" (4.45m x 4.34m)
Double glazed window to front, radiator.

Kitchen

14' 2" x 8' (4.32m x 2.44m)

Double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, gas oven with gas hob, plumbing for appliances, radiator.

Paved patio, lawn area, array of borders and shrubs.

Second Floor Landing

Radiator, airing cupboard, doors to various rooms.

Bedroom One

14' 3" x 13' 11" (4.34m x 4.24m)

Double glazed window to front, radiator, storage cupboard.

Bedroom Two

11' 3" x 7' 9" (3.43m x 2.36m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear,wc, wash hand basin, bath tub with mixer taps, extractor fan, radiator, part tiled walls.

Outside Front

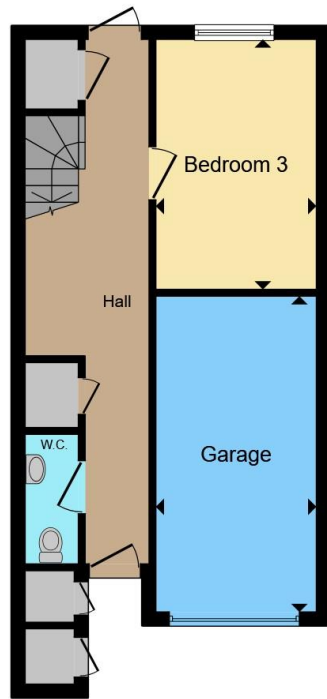
Tarmac and gravelled driveway, integrated brick built storage, bin store.

Outside Rear

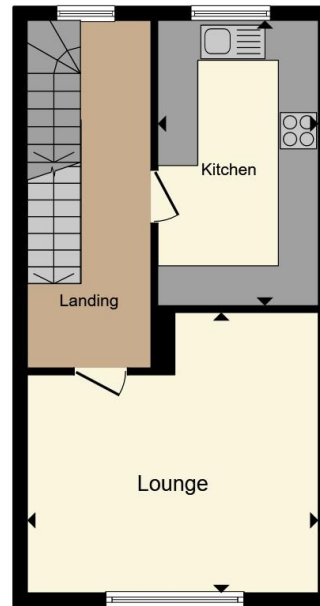




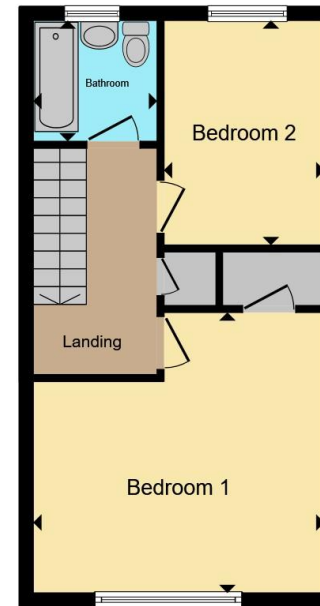




Ground Floor



First Floor



Second Floor

Total floor area 112.8 m² (1,214 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335321



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: WVH335321 - 0003