



**Connells**

Rough Hills Close  
Parkfields Wolverhampton

# Rough Hills Close Parkfields Wolverhampton WV2 2HQ

for sale offers in excess of  
**£190,000**



## Property Description

**\*HUGE PLOT - NO UPWARD CHAIN\***

Connells Estate Agents in Wolverhampton - a spacious two bedroom semi detached home in a culdesac location with a very generous rear garden.

Property has lounge, kitchen diner to rear with utility area to side. two bedrooms, bathroom, front and generous rear garden.

## Location And Area

Set to the south east of Wolverhampton City Centre in the Parkfields area with easy access to Birmingham New Road and adjoining Black Country Route only a short drive to the shopping facilities of Wolverhampton City Centre and Bentley Bridge Retail Park, Wolverhampton Rail Station only a short drive away.

## Entrance Hall

Double glazed door to front, laminate flooring, central heated radiator, stairs to first floor landing, doors to various rooms.

## Lounge

10' 6" x 11' 4" ( 3.20m x 3.45m )  
Double glazed window to front, central heated radiator, laminate flooring, feature fire place housing an electric fire.

## Kitchen Diner

17' 11" x 11' 10" ( 5.46m x 3.61m )  
Two double glazed windows to rear, radiator, complimentary tiling, wall and base units with worksurfaces above, sink drainer, integrated electric oven and gas hob, plumbing, space for domestic appliances, door to utility.

## Utility

6' 4" x 10' 5" ( 1.93m x 3.17m )  
Double glazed window to rear, doors to front and rear, worksurfaces, space for domestic appliances.

## First Floor Landing

Stairs to entrance hall, loft access, double glazed window to side, doors to various rooms.

## Bedroom One

14' 7" x 10' 1" ( 4.45m x 3.07m )  
Two double glazed windows to front, storage cupboard, radiator.

## Bedroom Two

10' 2" x 10' 11" ( 3.10m x 3.33m )  
Double glazed window to rear, airing cupboard housing boiler, radiator.

## Bathroom

Double glazed window to rear, bath with shower over, complimentary tiling, central heated radiator, low level wc, extractor fan.

## Outside Front

Pathway leading to front, lawned area.

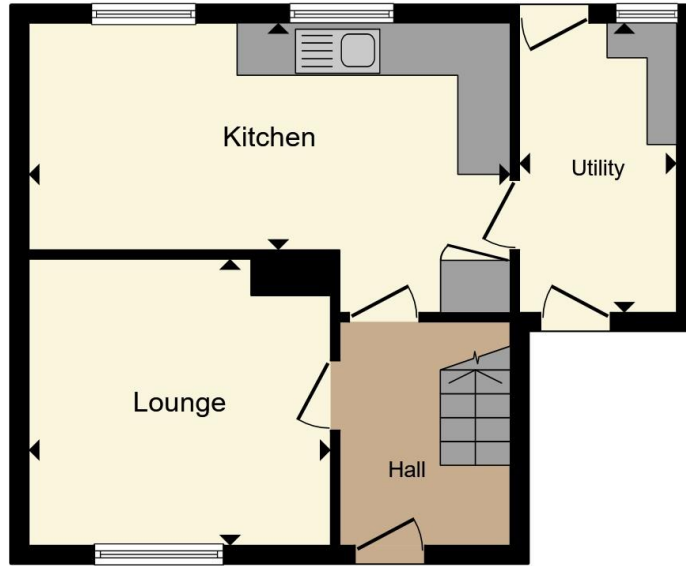
## Outside Rear

Generous rear garden with a large lawned area, patio area.

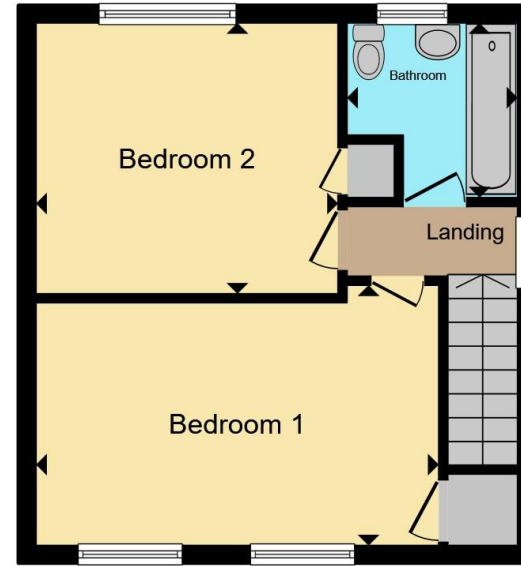








**Ground Floor**



**First Floor**

Total floor area 72.1 m<sup>2</sup> (776 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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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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