



Connells

Leicester Street
Whitmore Reans Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton Branch is proud to bring to the market this immaculately presented and recently renovated two bedroom end-terraced property on a popular residential road in Whitmore Reans and boasts no onward chain.

Internally the property comprises of a lounge leading to an additional reception room which could be used as a dining room or sitting room then leads to a modern and stylish fitted kitchen, ground floor bathroom and a lean to. On the first floor there are two generously sized bedrooms.

Externally to the front is a courtyard style frontage with side gate access and to the rear is a low maintenance garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated just a stone's throw away from Wolverhampton City centre and University, there a selection of junior school and local shopping nearby.

Approach

Set back from the road side behind a courtyard style frontage with access to the main accommodation and side gate.

Lounge

12' 3" max x 11' 4" max (3.73m max x 3.45m max)

Double glazed window to front, ceiling light point and radiator, alternate heat inflow & outflow fans.

Dining Room/ Sitting Room

12' 5" max x 11' 4" max (3.78m max x 3.45m max)

Double glazed window to rear, ceiling light point and radiator, storage cupboard, doors to stairs, lounge and kitchen alternate heat inflow & outflow fans.

Kitchen

8' 9" x 6' 3" (2.67m x 1.91m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, partly yield walls, integrated oven, four ring gas hob with extractor hood above, ceiling light point, double glazed window to side, door to lobby.

Lobby

Ceiling light point, radiator, wall mounted boiler, door to lean to and ground floor bathroom.

Ground Floor Bathroom

Panelled bath with shower over, low flush toilet, wash hand basin, radiator, ceiling light point, tiled walls, double glazed window to side.



Lean To

18' 8" x 4' 7" (5.69m x 1.40m)

Double glazed windows, door to lobby and rear garden, alternate heat inflow & outflow fans.

First Floor Landing

Radiator, ceiling light point, PIV system, doors to bedrooms.

Bedroom One

12' 4" max x 11' 5" max (3.76m max x 3.48m max)

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

Bedroom Two

12' 4" max x 11' 4" max (3.76m max x 3.45m max)

Double glazed window to rear, radiator, ceiling light point, cupboard housing loft access.

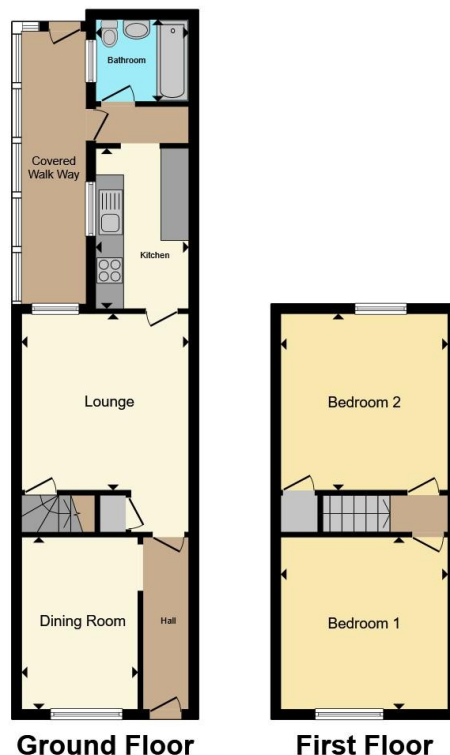
Outside Rear

Paved rear garden with access to side gate ally.









Total floor area 83.4 m² (897 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

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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