



Connells

Brooklands Parade
East Park Wolverhampton



Property Description

Connells Wolverhampton are delighted to present to market this three bedroom semi detached home being sold with NO UPWARD CHAIN. The property benefits from being well maintained and located to nearby amenities, transport links and schools, this home promises to be the ideal choice for families. Viewing is highly recommended to appreciate the accommodation on offer within this deceptively spacious family home, call Connells today to arrange a viewing.

Internally the property comprises a welcoming entrance porch leading to entrance hall, 21ft lounge with feature bay window and marble fireplace, a second reception room/dining room is located off the kitchen diner with a side lean and downstairs wc completing the ground floor accommodation. Upstairs there are three well proportioned bedrooms, two of which boast fitted wardrobes and dress, whilst the third features built in storage. A generous family bathroom completes the internal accommodation. Externally the property continues to impress with an ample rear garden which has been well maintained and provides excellent potential to create your idyllic outdoors space, sure to be perfect haven to relax with family and friends. A generous block paved driveway to front providing off road parking.

The Location & Area

Conveniently located for Bentley Bridge retail park offering a fantastic selection of local shopping. Also close by is New Cross Hospital and the popular Black Country route offering fantastic commuting links to the M6 and M54 motorways.

Entrance Porch

Double glazed door to front, double glazed windows to front and side.

Entrance Hall

Double glazed door to front, double glazed to window, stairs to first floor landing, central heating radiator.

Lounge

21'5 plus bay. Double glazed bay window to front, central heating radiator, marble fireplace with electric fire, double glazed sliding doors to rear giving access to the kitchen diner.

Kitchen Diner

20' x 9' 11" (6.10m x 3.02m)

Two double glazed windows to rear, a range of wall and base units, work surfaces, sink and drainer, electric oven, gas hob, double glazed sliding doors to rear giving access to the garden.

Dining Room

14' 8" max x 10' max (4.47m max x 3.05m max)

Central heating radiator, two storage cupboard, access to Lean To.



Lean To

Double glazed access to front, access to wc.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

11' 2" into wardrobe plus doorway x 10' 9" (3.40m into wardrobe plus doorway x 3.28m)

Double glazed window to front, central heating radiator, fitted wardrobes, fitted dresser.

Bedroom Two

12' 3" into wardrobes x 8' 8" (3.73m into wardrobes x 2.64m)

Double glazed window to rear, central heating radiator, storage cupboard, fitted wardrobes, fitted dresser.

Bedroom Three

9' 3" max x 7' 3" max (2.82m max x 2.21m max)

Double glazed window to front, central heating radiator, storage cupboard.

Family Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, central heating radiator, tiled walls, laminate flooring.

Outside Front

Block paved driveway providing off road parking.

Outside Rear

Patio, two lawned areas, borders and shrubs, storage shed, outdoor tap, outdoor light.









Ground Floor



First Floor

Total floor area 116.1 m² (1,250 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/WVH335555



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