



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

**Connells**

Mills Crescent  
Parkfields Wolverhampton



### Property Description

Connells Wolverhampton are thrilled to bring to the market this immaculately presented and attractive three bedroom end terrace property in a popular residential location. Benefiting from NO UPWARD CHAIN and should be viewed in order to fully appreciate. Viewing is highly recommended to fully understand and appreciate this immaculate condition, please call Connells today to book your viewing.

Internally the property comprises of an entrance hall, family lounge, kitchen diner, three bedrooms and family bathroom. Externally there are front and rear garden and side gated access.

### Entrance Hall

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

### Lounge

Double glazed window to front, feature media style wall, central heating radiator, door to entrance hall, door to kitchen diner.

### Kitchen Diner

Double glazed window to rear, double glazed door to rear, a range of wall and base units, space for oven, hob and extractor, plumbing for washing machine, door to rear garden.

### The Location & 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.



### **First Floor Landing**

Double glazed window to side, doors to various rooms.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Family Bathroom**

Double glazed window to, panelled bath with shower over, pedestal sink, low flush toilet, door to first floor landing.

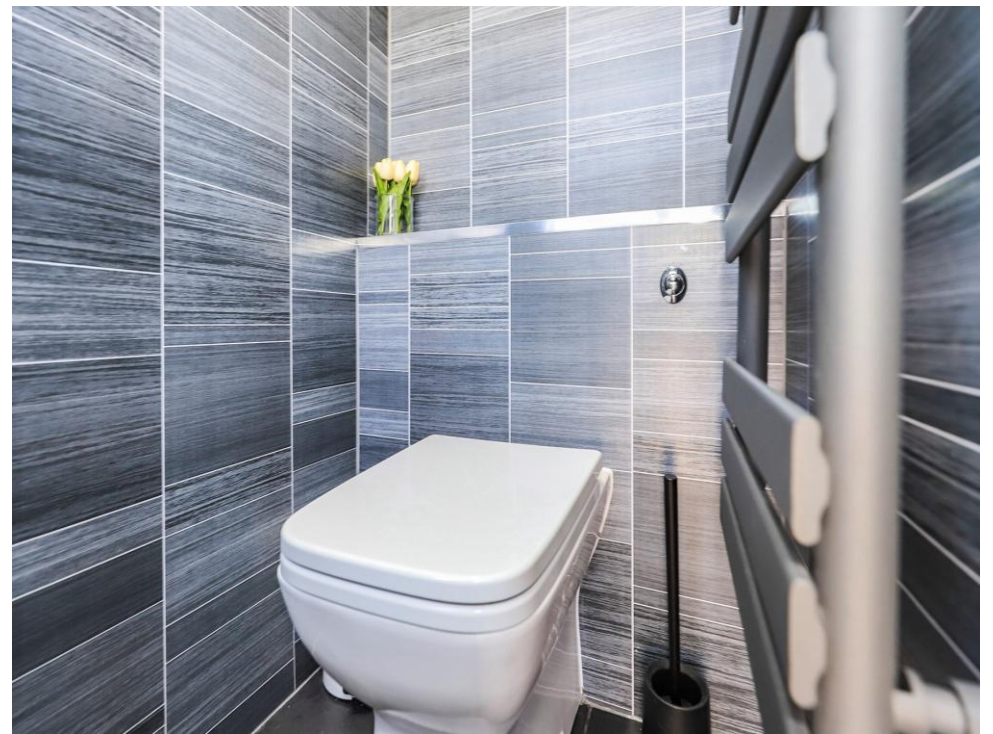
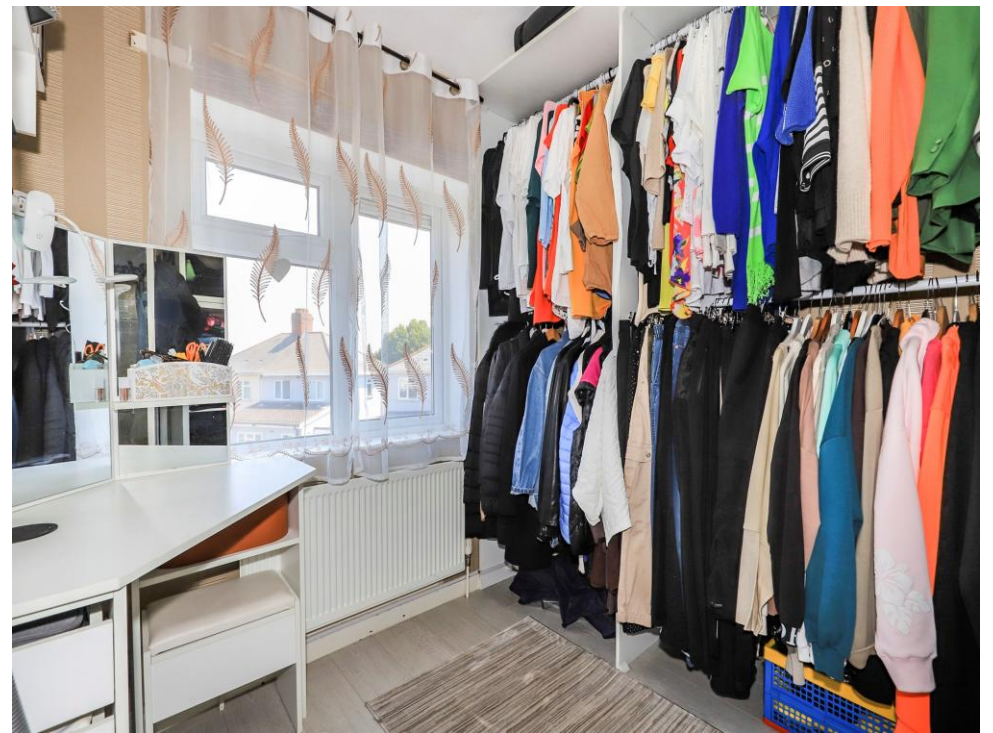
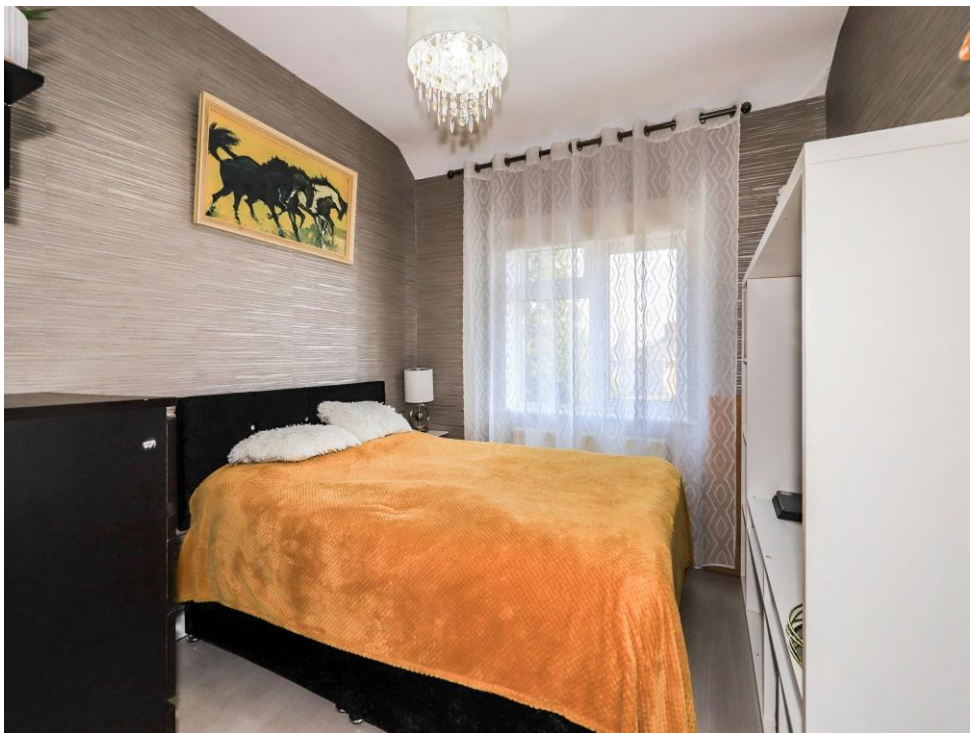
### **Outside Front & Side**

Driveway to side providing off road parking, lawned garden area to front, mature plants, trees and shrubs, secure side gated access leading to the rear garden leading to the canopy area and wc.

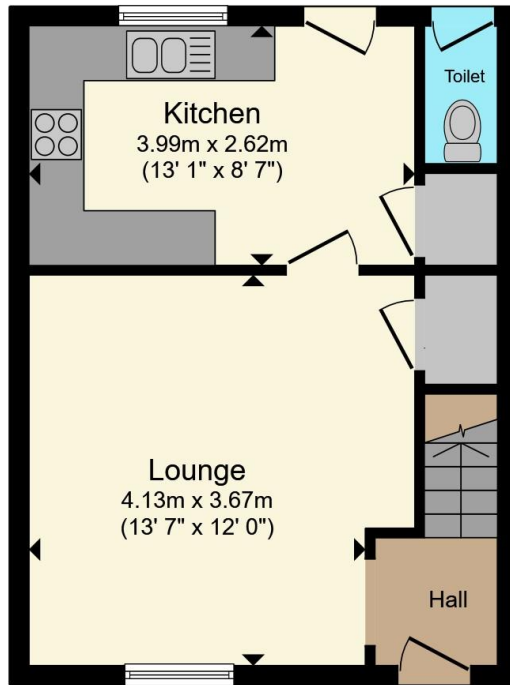
### **Outside Rear**

Lawned enclosed garden with shared side access for neighbouring property.

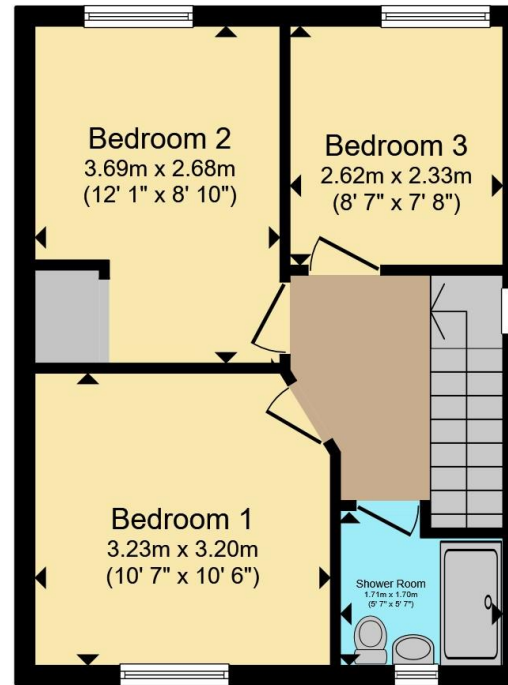








**Ground Floor**



**First Floor**

Total floor area 71.4 m<sup>2</sup> (769 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335795](http://connells.co.uk/Property/WVH335795)**



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.

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