



Connells

Parklands Road
East Park Wolverhampton

Parklands Road East Park Wolverhampton WV1 2DP

for sale offers over
£260,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this well presented three bedroom semi detached family home in the popular area and conveniently opposite East Park itself. Viewings are highly recommended to appreciate, call Connells today to book your viewing.

Internally the property comprises of entrance hall leading to an open plan lounge diner benefiting from a multi fuel log burner. The property is completed by having a well appointed kitchen with potential utility area and conveniently ground floor wc. Heading upstairs you will find three generous size bedrooms and modern shower room. Outside to the front is a gravelled driveway with paved path to the main accommodation and side access. To the rear is an immaculately presented rear garden with pergola and seating area.

The Location & Area

Set to the east of Wolverhampton City Centre in the East Park area with easy access to Willenhall Road, within walking distance of East Park, easy access to Wolverhampton Rail Station and Bentley Bridge retail park for shopping.

Approach

Set back from the roadside behind a gravelled driveway with paved patio to front.

Entrance Hall

Double glazed window to side, stairs rising to first floor, storage cupboard, central heating radiator, ceiling light point, meter cupboard, door to lounge.

Open Plan Lounge Diner

22' 5" max x 13' 6" max (6.83m max x 4.11m max)

Lounge Area

14' 5" max x 13' 6" (4.39m max x 4.11m)
Double glazed window to front, multi fuel log burner, ceiling light point, central heating radiator, door to entrance hall, open to dining room.

Dining Area

8' 6" x 7' 9" (2.59m x 2.36m)
Double glazed window to rear, ceiling light point,

Kitchen

13' 5" x 8' 5" (4.09m x 2.57m)
Matching wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated oven and fridge, four ring electric hob with extractor hood, central heating radiator, ceiling light point, double glazed windows to side and rear, access to dining area and rear garden.

Utility Area

Double glazed windows to side and rear, ceiling light point, plumbing for washing machine.

Wc

Double glazed window to rear, low flush wc, ceiling light point, tap point.

First Floor Landing

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

Bedroom One

12' 5" max x 10' 10" max (3.78m max x 3.30m max)

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

Bedroom Two

13' 5" max x 8' 6" max (4.09m max x 2.59m max)

Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom Three

9' 2" x 8' (2.79m x 2.44m)

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

Shower Room

Shower cubicle, low flush wc, wash hand basin, heated towel rail, tiled walls, extractor fan, spotlights, double glazed windows to rear.

Outside Rear

Paved patio area, lawn, flower borders, outside double socket point, decking area, pergola, pebbled borders, door to side access, access to wc and potential utility area.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 98.2 m² (1,057 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

Connells

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336212



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