



Connells

Victoria Road
Wednesfield Wolverhampton

Victoria Road Wednesfield Wolverhampton WV11 1RZ

for sale offers in the region of
£175,000



Property Description

James Wenlock from Connells Wolverhampton brings to the market this two bedroom mid terrace property close to New Cross hospital. Benefiting from being in good condition, this property should be viewed in order to fully appreciate.

The property comprises of lounge, dining room, kitchen and utility. On the first floor there are two bedrooms and a generous bathroom. Externally there is a courtyard style garden to the front, side shared access leading to a large rear garden with a timber shed.

The Location & Area

Situated on the ever popular Victoria Road just a stone's throw away from popular shopping at Wednesfield and Bentley Bridge retail park. New Cross hospital is also conveniently located nearby as well as popular schools, doctors, dentists, nurseries and public houses within eateries.

Lounge

11' 2" plus bay x 10' 10" (3.40m plus bay x 3.30m)

Double glazed door and window to front, central heating radiator.

Dining Room

12' x 10' 11" (3.66m x 3.33m)

Double glazed window to rear, door to stairs to first floor landing, open to lounge, open to kitchen.

Kitchen

10' 2" x 6' 6" (3.10m x 1.98m)

Double glazed window to side, a range of wall and base units, space for cooker, extractor fan, spotlights, open to utility.

Utility

6' 8" x 5' 11" (2.03m x 1.80m)

Double glazed door and window to side, plumbing for washing machine, space for tumble dryer, space for fridge freezer, open to kitchen.

First Floor Landing

Doors to various room.

Bedroom One

11' 3" x 10' 10" (3.43m x 3.30m)

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

Bedroom Two

12' 7" x 7' 8" (3.84m x 2.34m)

Double glazed window to rear, central heating radiator, storage cupboard with loft access, door to first floor landing.

Bathroom

Double glazed window to rear, panelled bath, low flush toilet, pedestal sink, heated towel rail, storage cupboard housing boiler, door to first floor landing.

Outside Front

Courtyard style garden, shared side gated access leading to rear garden.

Outside Rear

Side shared access, large lawned garden area with fence, hedging, large timber shed, patio area.







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: Council Tax
Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336336



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH336336 - 0002