



Connells

East Park Way
East Park Wolverhampton

East Park Way East Park Wolverhampton WV1 2DN

for sale offers in the region of
£260,000



Property Description

James Wenlock from the Award Winning Connells Wolverhampton is delighted to bring to the market this absolutely outstanding and immaculately presented showhome condition three bedroom extended family home. Benefiting from being completed to an extremely high standard, this property is move in ready and an ideal family purchase. Call Connells today to book your viewing.

Internally the property comprises of entrance hall, generous family lounge, large extended entertainment style kitchen diner, downstairs wc, utility area, downstairs potential Bedroom Four/multi use room. Heading up to the first floor we have a stylish glass and wooden handrail and balustrade, three well proportioned bedrooms and a stylish family bathroom with separate shower cubicle. Externally there is a large concrete print driveway providing generous off road parking and a landscaped enclosed rear garden with feature porcelain patio area.

Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, doors to various rooms.

Lounge

11' 9" x 13' 6" (3.58m x 4.11m)

Double glazed bay window to front, central heating radiator, gas fire, door to entrance hall.

Entertainment Kitchen Diner

20' 1" x 20' 8" (6.12m x 6.30m)

Double glazed doors to rear garden, a range of style Wren wall and base units with large feature breakfast bar island, quartz work tops, a range of integrated appliances included, feature spotlights, seating area, open to utility area.

Utility Area

Double glazed door to front, vanity sink (currently used as a boot room area).

Downstairs Wc

Low flush toilet, vanity sink.



Multi Use Room/ Bedroom Four

9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed window to rear.

First Floor Landing

Double glazed window to side, doors to various rooms, loft access, feature glass and wooden handrail and balustrade.

Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)

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

Bedroom Two

9' x 10' 7" (2.74m x 3.23m)

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

Bedroom Three

7' 8" x 9' (2.34m x 2.74m)

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

Family Bathroom

Double glazed window to rear, bath with tiled surround, shower cubicle with waterfall shower, vanity sink, low flush toilet, heated towel rail, extractor fan, feature tiling, door to first floor landing.

Outside Front

Large cobble effect concrete print off road parking providing generous off road parking, covered canopy of front door.

Outside Rear

Good size enclosed garden with lawned, paved patio areas, feature porcelain patio, plants, trees and shrubs.

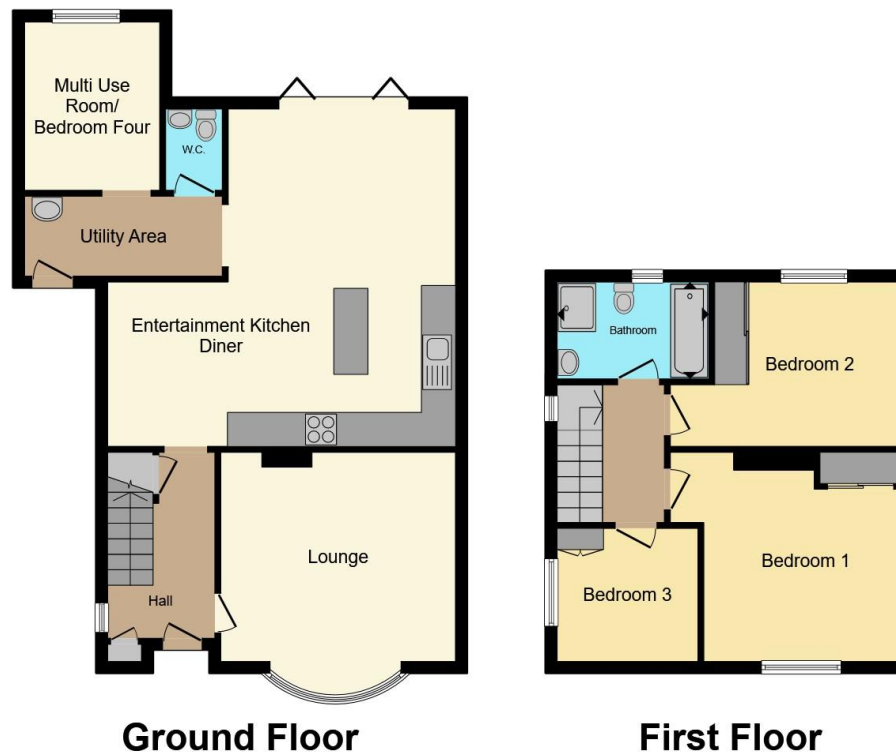
Agents Note

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 109.0 m² (1,173 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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335736



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.

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