



Connells

Wolverhampton Road East
Parkfields Wolverhampton

Wolverhampton Road East Parkfields Wolverhampton WV4 6AP

for sale offers in the region of
£325,000



Property Description

Connells Wolverhampton are delighted to present to market this spacious four bedroom detached family home located in a popular area nearby to local amenities, transport links and schooling and boasts NO ONWARD CHAIN. Viewings is highly recommended to appreciate this family home, call Connells today to book your viewing.

Internally the property comprises entrance hall, ground floor wc, lounge, dining room, fitted kitchen, four bedrooms and family bathroom. Externally the property providing generous off road parking to front, garage space idea for storage or conversion subject to relevant permissions and a low maintenance rear garden.

The Location & Area

Situated on Wolverhampton Road East which is located between Goldthorn Park, Parkfields and Sedgley. Popular shopping, doctors, dentists, public houses and schools are all within close proximity. The Birmingham New Road is also easily accessible.

Entrance Hall

Double glazed door to side with matching side panel, stairs to first floor landing, central heating radiator, understair storage cupboard, alarm panel, access to wc.

Ground Floor Wc

Wc, wash hand basin, extractor fan, understair storage cupboard.

Lounge

16' 7" x 12' 6" into bay (5.05m x 3.81m into bay)

Double glazed bay window to front, central heating radiator.

Dining Room

16' 6" max x 10' 4" max (5.03m max x 3.15m max)

Double glazed sliding doors to rear giving access to the garden, central heating radiator.

Kitchen

19' 10" x 7' 10" (6.05m x 2.39m)

Double glazed window to side aid rear, a range of wall and base units, work surfaces, stainless steel sink and drainer, gas oven, gas hob, two central heating radiators, plumbing for appliances, double glazed door to side leading to front, double glazed door to rear leading to the garden.



First Floor Landing

Loft access with drop down ladder, storage cupboard, doors to various rooms.

Bedroom One

11' max x 9' 8" max (3.35m max x 2.95m max)

Double glazed window to front, central heating radiator.

Bedroom Two

10' 4" x 8' 3" (3.15m x 2.51m)

Double glazed window to rear, central heating radiator.

Bedroom Three

10' 5" x 8' 1" (3.17m x 2.46m)

Double glazed window to rear, central heating radiator.

Bedroom Four

11' 1" max x 6' 8" max (3.38m max x 2.03m max)

Double glazed window to front, central heating radiator.

Family Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps and electric shower, central heating radiator, tiled walls, laminate floor.

Outside Front

Generous concrete print driveway, light.

Outside Rear

Slabbed patio, outdoor tap, stainless steel sink and drainer, access to garage.

Garage

Up and over door, power, lighting, door to rear leading to the garden.

Agents Note

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









Total floor area 115.4 m² (1,242 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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336351



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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