

Connells

Cannock Road
Fallings Park Wolverhampton

Cannock Road
Fallings Park Wolverhampton WV10 0AL

for sale offers in the region of
£150,000







Property Description

Connells Wolverhampton are pleased to presented to market this well presented mid-terraced starter home, well located to local amenities and transport links.

Internally comprises of entrance hall, two reception rooms, kitchen diner, two double bedrooms, shower room, separate recently refitted family bathroom.

Externally the property boasts a large rear garden ideal for entertaining friends and family.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the main Cannock Road which offers fantastic commuting links to Wolverhampton City centre, New Cross hospital and Wolverhampton University. There is a fantastic selection of local shopping and schools nearby.

Entrance Hall

Door to front, stairs to first floor landing, radiator.

Lounge

11' 11" plus bay x 11' 1" into recess (3.63m plus bay x 3.38m into recess)

Double glazed bay window to front, radiator, gas fire place.

Reception Room Two

12' 9" x 11' 3" into recess (3.89m x 3.43m into recess)

Double glazed window to rear, radiator, gas fireplace.

Kitchen Diner

19' 2" x 18' 4" max (5.84m x 5.59m max)

Double glazed window to side and rear, range of wall and base units, worksurfaces above, stainless steel sink drainer, gas oven with gas hob, two separate radiators. plumbing for appliances, pantry/ store cupboard, double glazed door to side leading to the garden.

First Floor Landing

Radiator, store cupboard with loft hatch, doors to various rooms.

Bedroom One

14' 5" into recess x 12' (4.39m into recess x 3.66m)

Two double glazed windows to front and radiator.

Bedroom Two

12' 10" x 8' 11" into recess (3.91m x 2.72m into recess)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower head above, radiator, tiled walls, basket weave vinyl flooring, airing cupboard.

Shower Room

Double glazed window to side, radiator, shower in cubicle.

Outside Rear

Slabbed patio, shrubs, greenhouse, storage shed, outdoor tap, gated side access.

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








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Total floor area 88.3 m² (951 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336830

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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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