

Connells

First Avenue
Low Hill Wolverhampton

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Low Hill Wolverhampton WV10 9NZ

for sale offers in the region of
£195,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this chain free and well presented three bedroom family property. Benefiting from no onward chain this property would make an ideal first time family purchase.

The property comprises of an entrance hall, lounge, kitchen diner, downstairs wc, three bedrooms and a family bathroom. Externally there is a driveway, side gates access and good sized enclosed rear garden ideal for those with families.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Conveniently located for Wolverhampton and Wednesfield shopping centre and the M6 and M54 joining motorways. This chain free property has fantastic potential ideally for a buy to let investor or family looking for a fantastic prospect.

Entrance Hall

Double glazed door to front, radiator, stairs access, door to lounge.

Lounge

14' x 13' 10" (4.27m x 4.22m)

Double glazed window to front, radiator, gas fire, door to kitchen diner, door to entrance hall

Kitchen Diner

9' 1" x 13' 8" (2.77m x 4.17m)

Two double glazed windows to rear, double glazed door to rear, range of wall and base units, space for various appliances, door to downstairs wc.

Downstairs Wc

Low flush toilet, door to rear entrance hall.

Rear Entrance Hall

Door to rear garden.

First Floor Landing

Doors to various rooms, loft access, double glazed window to side.

Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)

Double glazed window to front, radiator, door to landing.

Bedroom Two

12' 6" x 9' 3" (3.81m x 2.82m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)

Double glazed window to rear, radiator, door to landing.

Bathroom

Double glazed window to rear, panelled bath, electric shower in a cubicle, pedestal sink, low flush toilet, heated towel rail, extractor fan, door to landing.

Outside Front

Large driveway area with off road parking, wrought iron railings and side gated access.

Outside Rear

Good sized enclosed rear garden.

Agents Note

One of the bedrooms has had a shower installed to be used as wet room style, however there is still the traditional family bathroom and the removal of the shower would re-instate the bedroom which the vendor advises could be done prior to completion under separate negotiation.

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

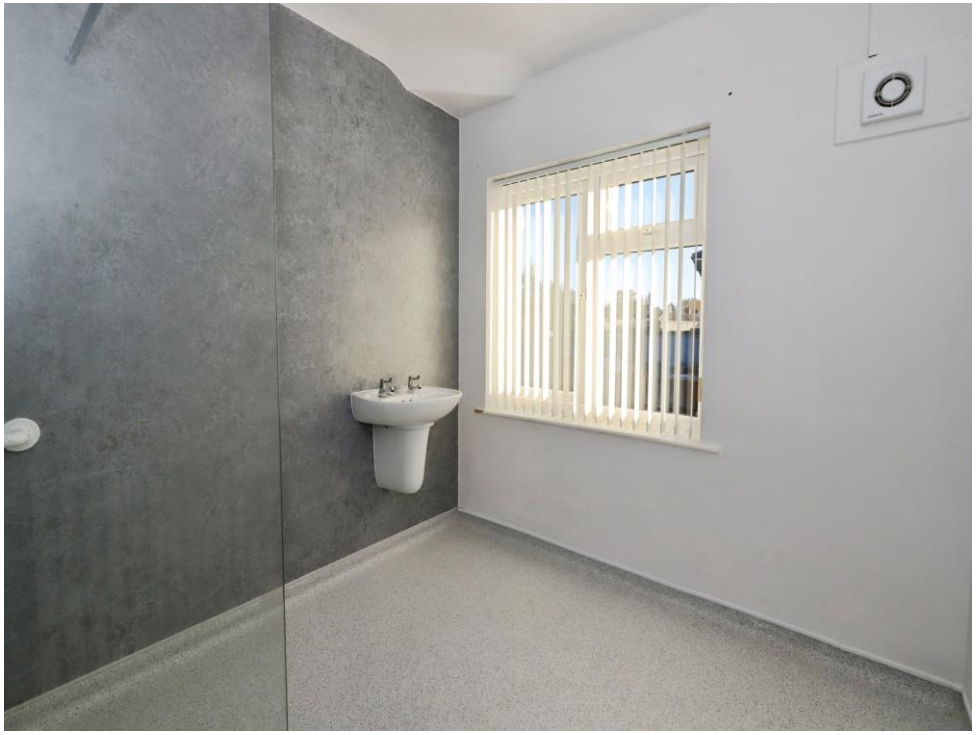






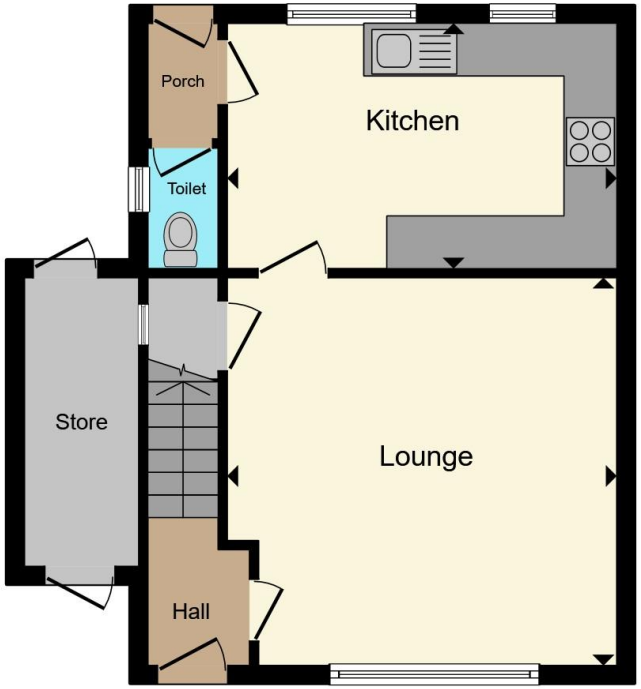




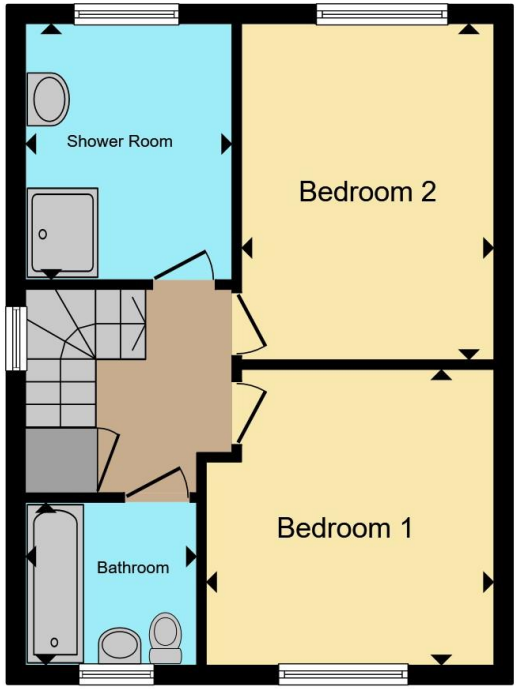








Ground Floor



First Floor

Total floor area 82.3 m² (886 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: Awaited

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336855

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.