

Connells

Bowmans Rise
Eastfield Wolverhampton

Bowmans Rise
Eastfield Wolverhampton WV1 2SF

for sale offers in the region of
£230,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this deceptively spacious three bedroom semi detached family property in a popular residential location. Benefitting from NO ONWARD CHAIN this property should be ideally suited family buyers, call Connells today to book your viewing.

Internally the property comprises of an entrance hall, lounge, dining room, kitchen, downstairs wc and a useful storage area. On the first floor there are a selection of three bedrooms and a family shower room. Externally there is a generous concrete print driveway, storage area, front & rear gardens.

The Location & Area

Set to the east of Wolverhampton City centre less than a mile away from Wolverhampton rail station and the sought after schools. Bentley Bridge retail park and New Cross hospital are both only a short drive away.

Entrance Hall

Double glazed door to front, doors to various rooms.

Lounge

13' 6" x 12' 4" (4.11m x 3.76m)

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

Dining Room

12' x 9' 1" (3.66m x 2.77m)

Double glazed sliding door to rear, central heating radiator, door to entrance hall, open to kitchen.

Kitchen

8' 7" x 8' 4" (2.62m x 2.54m)

Double glazed window to rear, a range of wall and base units, space for various appliances, door to dining room, door to garage.

First Floor Landing

Doors to various rooms, loft access.

Bedroom One

11' 5" x 10' 6" (3.48m x 3.20m)

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

Bedroom Two

13' 9" x 9' 3" (4.19m x 2.82m)

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

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

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

Family Shower Room

Double glazed window to rear, low flush toilet, pedestal sink, shower cubicle, door to first floor landing.

Outside Front

Large concrete print driveway area, lawned front garden.

Storage Area

Irregular Shaped Room 16' 10" x 9' (5.13m x 2.74m)

Door to front, door to rear garden, door to storage area.

Storage

Door to front, door to downstairs wc

Downstairs Wc

Low flush toilet.

Outside Rear

Good size enclosed rear garden, panelled fencing, lawned area, paved patio area.

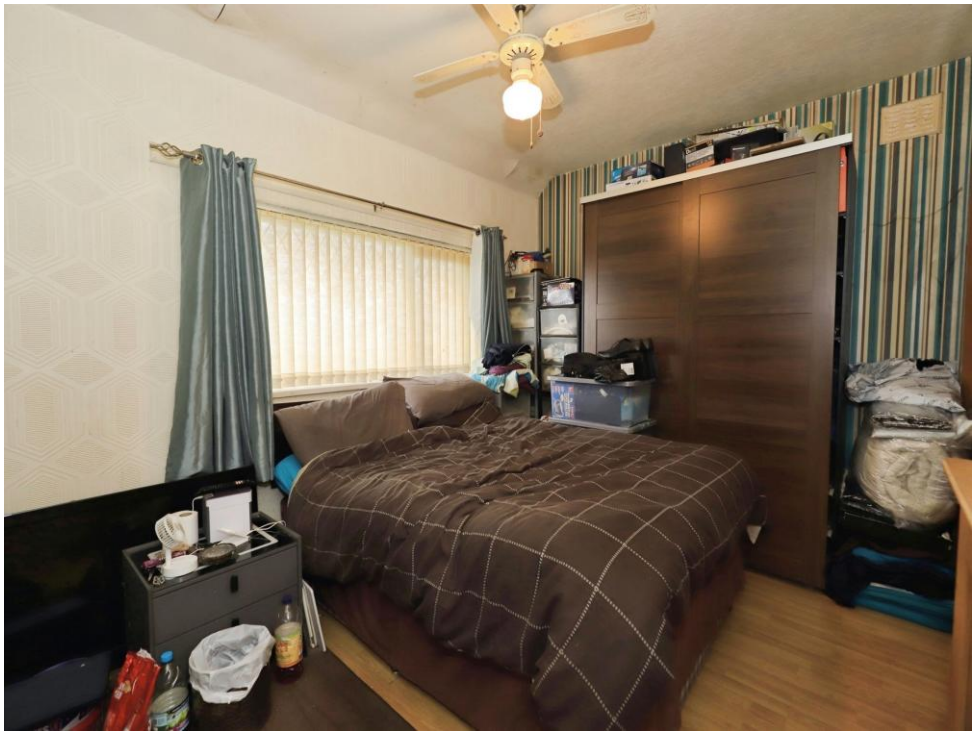
Agents Note

Please note we are aware that this property sits within a mining area and the Vendors are not aware of any mine shafts, we would advise you to seek a mining report before incurring any coats. 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.











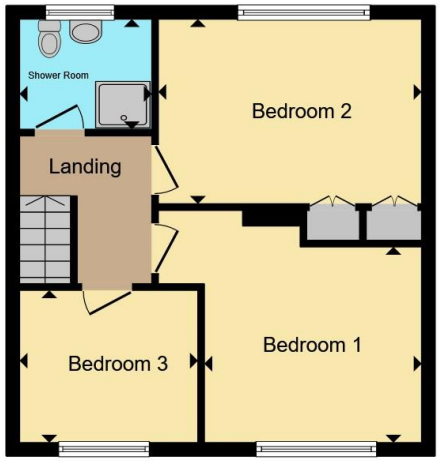








Ground Floor



First Floor

Total floor area 107.4 m² (1,156 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: B

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336495

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.