

Connells

Willenhall Road
Willenhall

Willenhall Road
Willenhall WV13 3LP

for sale offers in the region of
£220,000







Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious three bedroom mid-terraced family home situated on a popular residential road the benefits from rear parking with two allocated spaces to the rear of the property.

Internally the property comprises of an entrance hallway with access to a convenient ground floor wc, modern and stylish kitchen with integrated appliances, spacious lounge with dining area. On the first floor there are three generously sized bedrooms and a family bathroom.

Externally there is a courtyard style frontage whilst to the rear there is access to parking.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the east of Wolverhampton City Centre in the East Park area with pleasant views from choice elevated position. Easy access to local bus and rail links, only a short drive to Bentley Bridge Retail Park and New Cross Hospital.

Approach

Set back from the roadside behind a courtyard style frontage to the main accommodation, while to the side is private access to parking with this property benefiting from two allocated parking spaces.

Entrance Hall

Ceiling spotlights, radiator, stairs rising to the first floor and doors leading to the kitchen, ground floor WC and lounge.

Ground Floor Wc

Low flush WC, wash hand basin unit, radiator, ceiling spotlights and an extractor fan.

Kitchen

11' x 8' (3.35m x 2.44m)

Modern and stylish kitchen with matching wall and base units with inset 1 1/2 stainless steel sink and drainer with spray mixer tap, integrated oven, washing machine, fridge and freezer, four ring gas hob with extractor hood above, radiator, ceiling spotlights, wall mounted boiler and a double glazed window to the front.

Lounge

14' x 15' (4.27m x 4.57m)

Wall-mounted electric fireplace, two radiators, two ceiling light points, storage cupboard, double glazed window to the rear and French doors to the rear garden.

First Floor Landing

Loft access, ceiling light point, storage cupboard, extractor fan and doors leading to all bedrooms and bathroom.

Bedroom One

12' 11" x 8' 11" (3.94m x 2.72m)

Double glazed window to the front, radiator and a ceiling light point.

Bedroom Two

12' x 9' (3.66m x 2.74m)

Double glazed window to the rear, radiator and a ceiling light point.

Bedroom Three

6' x 6' (1.83m x 1.83m)

Double glazed window to the rear, radiator and a ceiling light point.

Bathroom

Panelled bath with shower attachment, vanity wash hand basin with WC, partly tiled walls, ceiling spotlights, extractor fan, heated towel rail, and a double glazed window to the front.

Outside Rear

Paved patio area with artificial lawn, timber shed and rear gate to the shared access and rear parking.

Parking

Two allocated parking spaces to the rear of the property.

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







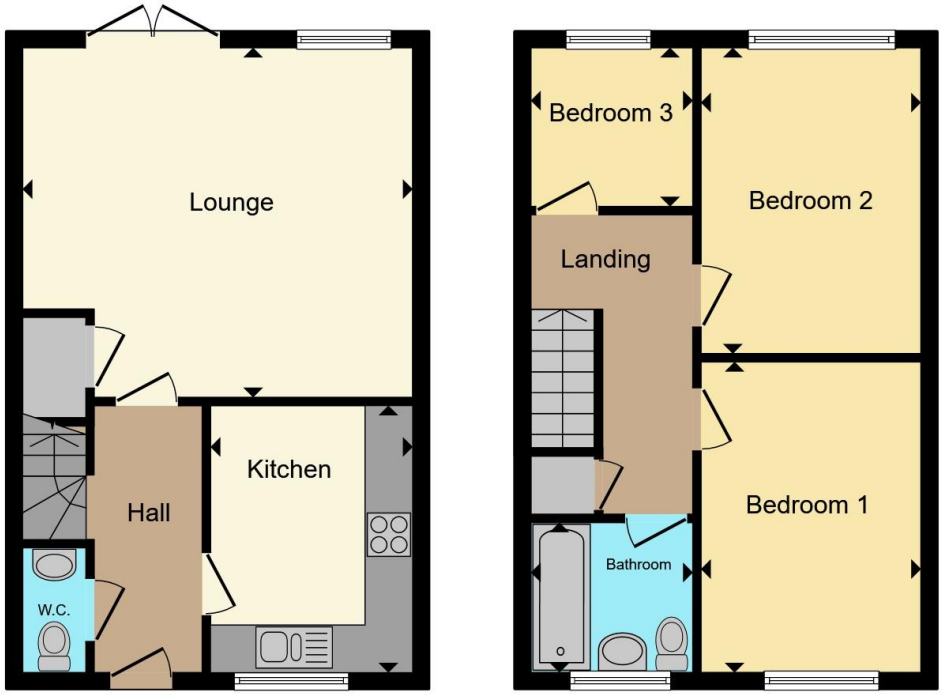












Ground Floor **First Floor**

Total floor area 77.2 m² (831 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: B

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336980

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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.