

Dovedale Road, Ettingshall Park

WV4 6RE

Taylors

Offers in the Region of

£307,500

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME | SOUGHT-AFTER ETTINGSHALL PARK ESTATE | CORNER PLOT

Occupying a DESIRABLE CORNER PLOT within the ever-popular Ettingshall Park Estate, this EXCEPTIONALLY WELL-MAINTAINED detached family home offers a fantastic opportunity for purchasers seeking SPACIOUS AND VERSATILE accommodation in a highly convenient location.

Within walking distance of a range of local amenities, the property benefits from gas central heating and UPVC double glazing throughout. The accommodation briefly comprises an enclosed porch, WELCOMING reception hallway, STUNNING lounge, separate dining room, WELL-APPOINTED fitted kitchen, first floor landing, three bedrooms and a CONTEMPORARY shower room.

Externally, the property enjoys a PRIVATE AND ENCLOSED rear garden, additional side garden, attractive fore garden, garage and driveway providing AMPLE OFF-ROAD PARKING.

A TRULY SUPERB FAMILY HOME in a highly regarded location. Early viewing is strongly recommended to fully appreciate the quality, space and position on offer. Contact us today to arrange your viewing.

Council Tax - C EPC - C Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
Flood Risk - 0.1-1% chance per annum.
SEDGLEY BRANCH

Entrance Porch
Reception Hallway with understairs storage.
Lounge - 3.45m x 3.4m (11'4" x 11'2")
Fitted Kitchen - 4.09m x 3.4m (13'5" x 11'2") with various integrated appliances.
Dining Room - 3.96m into bay x 3.48m (13'0" into bay x 11'5")
First Floor Landing
Bedroom - 4.11m x 2.97m into fitted wardrobes (13'6" x 9'9" into fitted wardrobes) with fitted wardrobes.
Bedroom - 3.51m max x 3.35m (11'6" max x 11'0")
Bedroom - 3.61m max x 2.9m (11'10" max x 9'6")
Shower Room - 2.59m x 2.18m (8'6" x 7'2")
Outside
Garage - 4.78m x 2.31m (15'8" x 7'7")
Enclosed Rear Garden
Driveway & Gardens To Fore
Additional Enclosed Garden To Side

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Tenure: Freehold

Property Type: Detached House

- GENEROUS CORNER PLOT
- FANTASTIC ETTINGSHALL PARK LOCATION
- ENTRANCE PORCH
- RECEPTION HALLWAY
- LOUNGE
- DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

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