

Connells

Warmwell Drive
Ettingshall Wolverhampton

Warmwell Drive
Ettingshall Wolverhampton WV2 2PP

for sale offers over
£310,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented and detached three bedroom family property in a popular residential location. Benefiting from an en-suite, family bathroom and downstairs wc, this property is an ideal family home. Viewing is highly recommended to fully understand and appreciate the generous amount of living accommodation on offer, contact Connells today to book a viewing.

Internally the property comprises of entrance hall, lounge, downstairs wc, large entertainment kitchen diner and utility room. On the first floor there are three bedrooms, master en-suite shower room and family bathroom. Externally there a courtyard style garden to front, good size enclosed rear garden as well garage and driveway to rear.

The Location & Area

Located in Ettingshall this property benefits from having fantastic commuting access links into Wolverhampton and surrounding areas. The metro link is close by which leads into Birmingham. There are local schools and parks nearby.

Entrance Hall

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

Family Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

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

Downstairs Wc

Low flush toilet, pedestal sink, extractor fan, heated towel rail, door to entrance hall.

Entertainment Kitchen Diner

9' 4" x 18' 5" (2.84m x 5.61m)

Double glazed window to rear, double glazed French doors to rear, a range of wall and base units with breakfast bar area, inset oven, hob and extractor, boiler cupboard, space for dining table and chairs, central heating radiator, door to entrance hall, door to utility room.

Utility Room

5' 4" x 7' 6" (1.63m x 2.29m)

Double glazed door to side, plumbing for washing machine, base units, door to kitchen diner.

First Floor Landing

Airing cupboard, loft access, doors to various rooms.

Bedroom One

10' 8" x 11' 9" (3.25m x 3.58m)

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

En-Suite

Double glazed window to front, low flush toilet, pedestal sink, shower cubicle with mixer shower, central heating radiator, door to Bedroom One.

Bedroom Two

9' 4" x 9' 3" (2.84m x 2.82m)

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

Bedroom Three

9' 9" x 8' 6" (2.97m x 2.59m)

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

Family Bathroom

Panelled bath, pedestal sink, low flush toilet, extractor fan, door to first floor landing.

Outside Front

Paved pathway area, small lawned garden area.

Garage

17' x 8' 2" (5.18m x 2.49m)

Up and over door, door to garden with driveway to rear.

Outside Rear

Lawned area, surrounding walling, paved patio area.

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.








LIVERPOOL FOOTBALL CLUB
ESTABLISHED 1892











Total floor area 102.1 m² (1,099 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH328082

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.