

Connells

Ward Street
Ettingshall Wolverhampton

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Ettingshall Wolverhampton WV2 2NU

for sale
£230,000







Property Description

OFFERING NO UPWARD CHAIN.

An ideal first time purchase or family sized home. A modern build three storey semi detached house offering entrance hallway, lounge, d/stairs WC, kitchen diner with patio doors leading to garden, three bedrooms two of which on middle floor and master bedroom on top floor with access to an ensuite, bathroom, enclosed rear garden & driveway for vehicles.

Location And Area

Set to the south of Wolverhampton City Centre in the Coseley area only a short distance from Coseley rail station, easy transport links to Dudley, West Bromwich and Birmingham, numerous local restaurants and shops also within easy reach.

Entrance Porch

Double glazed door to front, door to hallway.

Entrance Hall

Door to lounge.

Lounge

14' 8" x 11' 10" (4.47m x 3.61m)

Double glazed window to front, central heated radiator, laminate flooring, understairs storage cupboard, door to kitchen.

Kitchen Diner

11' x 9' into recess (3.35m x 2.74m into recess)

Double glazed window to rear, double glazed patio doors to rear, central heated radiator, fitted kitchen with range of wall and base units, worksurfaces with sink drainer, spotlights, integrated gas hob, gas oven, plumbing for washing machine, space for domestic appliances, wall mounted boiler.

Ground Floor Wc

Low level wc, wash hand basin.

First Floor Landing

Central heated radiator, door to bedrooms.

Bedroom Two

11' 10" x 10' 5" into recess (3.61m x 3.17m into recess)

Two double glazed windows, central heated radiator.

Bedroom Three

11' 10" x 8' 9" into recess (3.61m x 2.67m into recess)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with wash hand basin, low level wc, double glazed window to side, extractor fan and central heated radiator.

Second Floor Landing

Stairs to first floor landing, storage cupboard, door to bedroom one.

Bedroom One

16' 7" x 8' 4" restricted head height (5.05m x 2.54m restricted head height)

Double glazed window to front, central heated radiator, door to en-suite.

En-Suite

Shower cubicle, low level wc, wash hand basin, complimentary tiling, double glazed window to rear, extractor fan, central heated radiator, complimentary tiling.

Outside Front

Tarmac driveway with borders and shrubs.

Outside Rear

Enclosed rear garden with astro, decking area and gated side access.



















Total floor area 88.3 m² (950 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

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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.

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