



Keable Homes Ltd
Sales & Lettings

Farrington Road

Ettingshall Park, Wolverhampton, WV4 6QJ

- FULLY REFURBISHED
- MODERN BREAKFAST KITCHEN
- REFITTED FOUR PIECE BATHROOM
- LARGE REAR GARDEN

Asking Price Of £290,000

EPC Rating '64'





Property Description

Keable Homes are delighted to bring to the market this exceptionally well presented, extended, three bedroom family home in sought after Ettingshall Park. The property has been fully modernised by the current owners to include a stunning breakfast kitchen with built in appliances and a central island, two large reception rooms, a guest WC and through hallway to the ground floor. To the first floor are three good sized bedrooms and a beautifully refitted family bathroom that includes an oversized bath and separate freestanding shower. There is newly fitted central heating, brand new double glazing throughout, new external doors and a newly landscaped, large, rear garden. The house benefits from replastering and redecoration and new flooring throughout. The garage has a electric door leading from the block paved driveway with further potential parking as half of the front garden is still laid to lawn.



The property sits within a popular, quiet road, with regular public transport. There are good local schools nearby as well as all local amenities, and there is easy access for commuters to the Black Country route leading to the M6 motorway.

This property is offered for sale with no onward chain. Due to the high standard of renovation, and the excellent proportions of the house and plot, we expect this to be highly popular and an early viewing is highly advised.



APPROACHED VIA -

a block paved driveway sloping down towards the property, with a slabbed, stepped pathway leading to the front door. The rest of the frontage is lawn. There is a side access gate, and the property is entered via a newly fitted composite front door with double glazed windows to each side.

PORCH -

provides a secure entry with carpeted flooring. This leads to a hardwood front door opening into:

ENTRANCE HALLWAY

(4.20m x 1.80m) - with carpeted flooring, a central heating radiator, two ceiling light points and some useful under stair storage. There are doors leading to both reception rooms, the kitchen and the guest WC.



SITTING ROOM

(3.94m x 3.50m) - a good sized room, the smaller of the two reception rooms, with carpeted flooring, a ceiling light point, large UPVC double glazed window to the front and a central heating radiator.

LIVING ROOM

(5.76m x 3.50m) - a large extended room with carpeted flooring, a central heating radiator, ceiling spot lights and a feature fire place space. The UPVC double glazed patio doors open up onto the rear garden.





KITCHEN BREAKFAST ROOM

(4.37m x 4.10m) - a stunning room with wall, base and full height units. The work surfaces are slate effect with uprisers to the back. There is additional lighting in the kick boards as well as ceiling spot lights. There are integrated appliances to include a washer dryer, dishwasher, fridge freezer, electric microwave oven, electric oven and induction five burner hob as well as a composite sink and a half with drainer and rose gold mixer tap. The hob is located within the central island that also provides further storage and space for seating. The flooring is tiled and there is a feature vertical central heating radiator. The UPVC double glazed patio doors open up to the rear providing further access to the garden. There is additional space in the kitchen should the new owner wish to add further seating.



GUEST WC

(2.20m x 1.10m) - with a newly fitted suite comprising of a low level WC and wall mounted hand wash basin. The combination boiler is also wall mounted. The flooring is vinyl, there is a ceiling light point, extractor, central heating radiator and loft access to the eaves space.

GARAGE

(4.13m x 2.20m) - a useful space with an electric vehicular door to the front, and a hardwood side door providing access to the side of the property. The new electrical fuse board is located in here. Please note, the garage door measures just under two metres in width, so may not be suitable for parking a large vehicle. There is lighting and power.



TO THE FIRST FLOOR -

LANDING -

with carpeted flooring, ceiling light point, smoke detector alarm and loft access hatch. There is access to all three bedrooms and the family bathroom.

BEDROOM ONE

(4.19m x 3.50m) - a large, bright double room with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the front.

BEDROOM TWO

(3.43m x 3.30m) - a further double room with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear.





BEDROOM THREE

(3.40m x 2.32m) - a large single room with space having been taken into the eaves, there is carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the front.

FAMILY BATHROOM

(3.07m x 2.16m) - with a refitted suite to include an oversized bath with shower attachment to the taps, a freestanding shower cubicle with mains fed shower, vanity sink unit and low level WC. The flooring is vinyl with tiled splashbacks, a chrome heated towel radiator, ceiling light point and extractor. The UPVC double glazed window overlooks the rear of the property.



TO THE REAR -

the large garden has been newly landscaped with an attractive large lawn and a paved patio area. There is access at the side of the property to get to the front.

PLEASE NOTE:

all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.



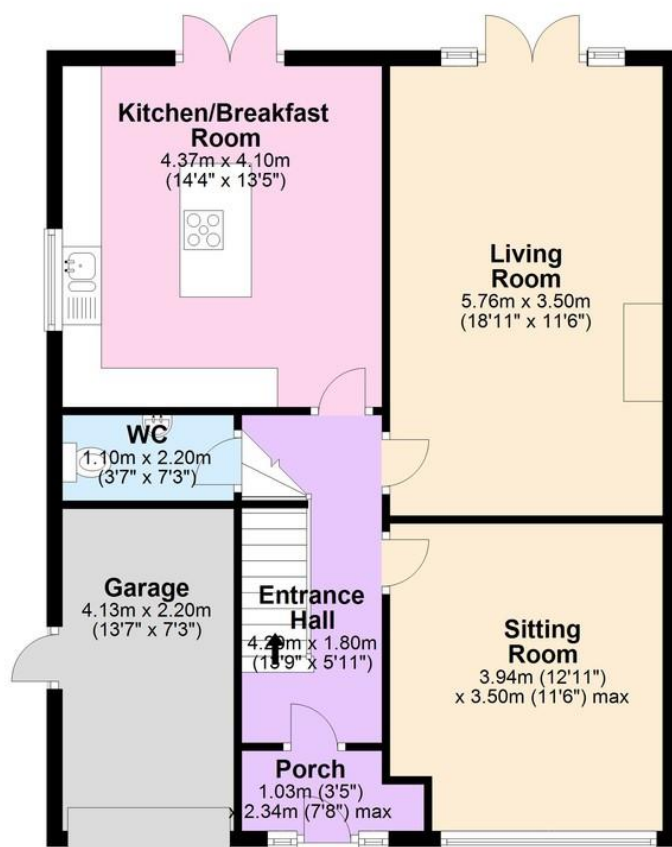
Viewings are strictly by appointment only via the agents, Keable Homes Ltd.

We have been informed that the property is FREEHOLD and connected to all mains services. Your legal representative will confirm this for you.

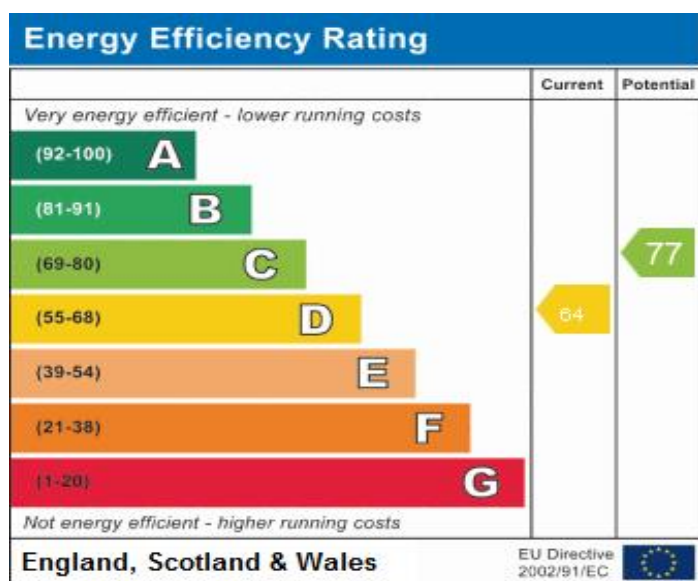
Offered for sale with NO ONWARD CHAIN.



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements