



**Connells**

Coltishall Grove  
Ettingshall Wolverhampton





### Property Description

Connells Wolverhampton have the pleasure to bring to the market this CHAIN FREE well laid and well presented out three bedroom modern style family property.

Internally the property comprises of entrance hall, large lounge, good size entertainment kitchen diner, downstairs wc, three bedrooms, en-suite shower room and family bathroom. Externally there is generous off road parking to front for two cars and side access leading to an enclosed rear garden.

### 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, doors to various rooms, stairs to first floor landing.

### Guest Wc

Double glazed window to front, central heating radiator, low flush toilet, pedestal sink, door to entrance hall.

### Lounge

14' 2" x 11' 9" ( 4.32m x 3.58m )

Double glazed window to front, central heating radiator. understair storage cupboard, door to entertainment kitchen diner, door to entrance hall.

### Entertainment Kitchen Diner

8' 7" x 15' 4" ( 2.62m x 4.67m )

French doors to rear, double glazed window to rear, one and half stainless steel drainer sink, a range of wall and base units, inset hob, oven and extractor, central heating radiator, space for fridge freezer, space for washing machine, space for dining table and chairs, door to lounge.



## First Floor Landing

Doors to various room, loft access.

## Bedroom One

9' 6" x 11' 9" ( 2.90m 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, central heating radiator, low flush toilet, pedestal sink, shower cubicle with electric shower, door to Bedroom One.

## Bedroom Two

7' 6" x 9' 2" ( 2.29m x 2.79m )

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

## Bedroom Three

7' 6" x 8' 9" ( 2.29m x 2.67m )

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

## Family Bathroom

Double glazed window to side, pedestal sin, panelled bath, low flush toilet, central heating radiator, door to first floor landing.

## Outside Front

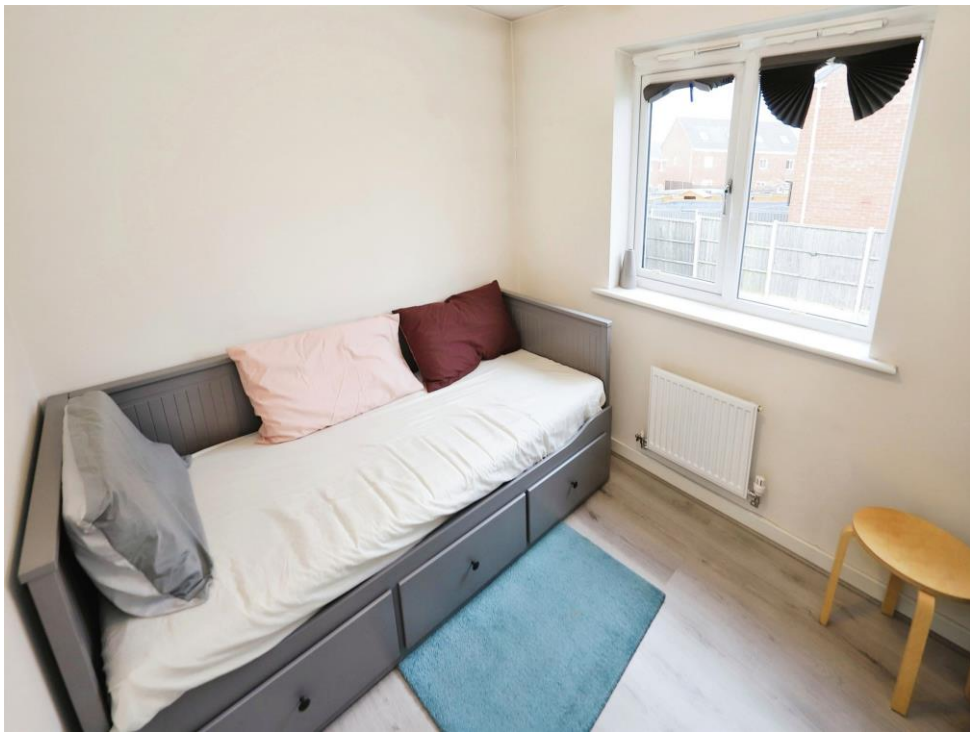
Large tarmac driveway with paved pathway, side access.

## Outside Rear

Paved patio area, large enclosed lawned garden area with a range of panel fencing.



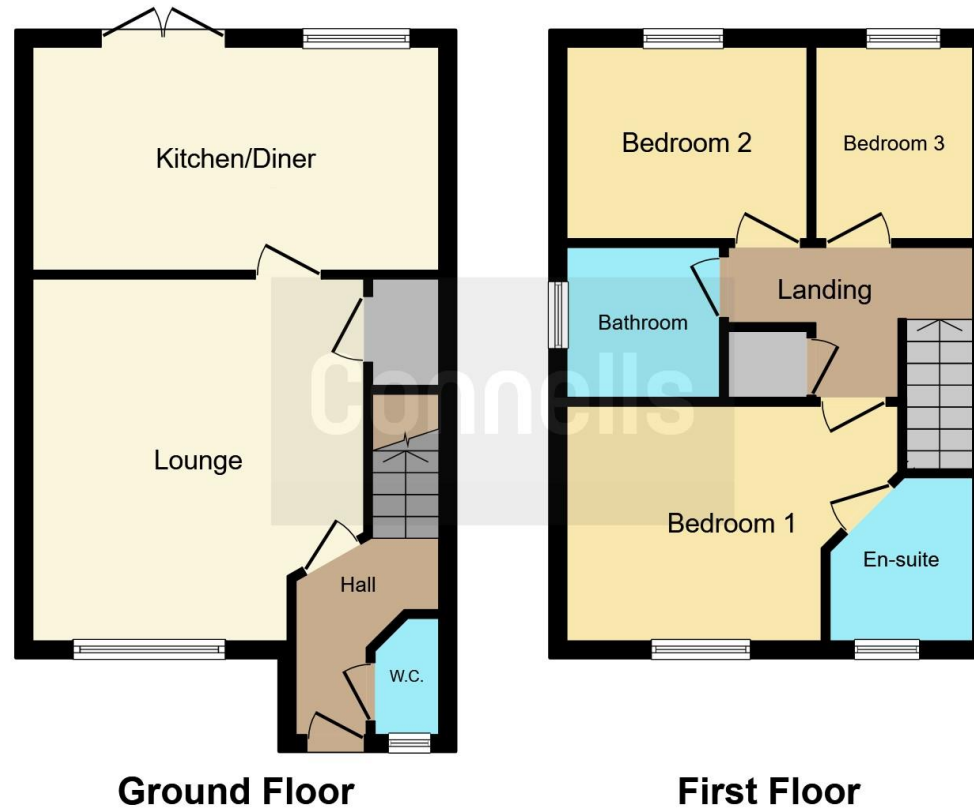












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH328331](http://connells.co.uk/Property/WVH328331)**



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