



Connells

Calver Crescent
Yale Estate Wednesfield Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to market this immaculately presented and significantly extended four bedroom detached family property in a popular cul-de-sac location. Internally the property has a good layout and must be viewed in order to appreciate.

The property comprises of entrance hall, lounge, open plan entertainment style kitchen diner, conservatory, guest wc, four generous bedrooms, en-suite shower room and family bathroom. Externally there is a garage, large driveway area, there are front, side and rear gardens (many of the neighbouring properties have used to create larger off road parking area subject to relevant permissions).

The Location & Area

Situated on the ever sought after Yale estate within the area of Wednesfield. There is a fantastic selection of local shops, doctors, dentists, public houses with eateries and schools nearby. Bentley Bridge retail park and New Cross are within close proximity.

Entrance Hall

Double glazed door to front, central heating radiator, doors to various rooms.

Lounge

14' 5" x 10' 5" (4.39m x 3.17m)

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

Entertainment Kitchen Diner

10' x 25' 7" (3.05m x 7.80m)

Double glazed window to rear, a range of wall and base units, breakfast bar area, one and half drainer stainless steel drainer sink, integrated double oven, five ring gas burner hob, integrated fridge and dishwasher, space for washing machine, space for dryer, two central heating radiators, double glazed door to side, french doors to conservatory, space for dining table and chairs, pantry storage cupboard.

Conservatory

9' 3" x 11' 8" (2.82m x 3.56m)

Double glazed windows and doors, french doors to entertainment kitchen diner.

Guest Wc

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

First Floor Landing

Storage cupboard, doors to various rooms.

Bedroom One

10' x 10' 7" (3.05m x 3.23m)

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

En-Suite Shower Room

Double glazed window to side, shower cubicle with mixer shower, wash hand basin, box back toilet, door to Bedroom One.

Bedroom Two

10' 6" x 16' 6" (3.20m x 5.03m)

Two double glazed windows to front, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Three

10' 10" x 10' 7" (3.30m x 3.23m)

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

Bedroom Four

13' 7" x 7' 3" (4.14m x 2.21m)

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

Family Bathroom

Double glazed window to rear, low flush toilet, extractor fan, part tiled walls, tiled floor, door to first floor landing.

Garage

18' x 8' 3" (5.49m x 2.51m)

Up and over to front, double glazed door to side, light and power.

Outside Front & Side

Large driveway area providing off road parking, highly maintained front and side lawned area.

Outside Rear

Lawned area, range of planter beds, large paved patio area, surrounding panel fences.

Agents Note

The property benefits from having 3 sensor security lights and a CCTV system with four cameras that live stream to the lounge and office.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH328760



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