



Connells

Duxford Grove
Ettingshall Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this immaculately presents and well laid out three bedroom semi detached modern style family property situated in a cul-de-sac location. Viewing is highly recommended.

The property comprises of entrance hall, good size entertainment style kitchen diner and downstairs wc. To the first floor there are three bedrooms, en-suite shower room and family bathroom. Externally there is a garage, driveway and good size enclosed rear garden.

The Location & Area

Situated on the modern Ettingshall Place development which is conveniently located for Bilston, Dudley and Wolverhampton commuters. The metro route linking to Bilston and Birmingham is also nearby.

Entertainment Lounge

22' 1" x 9' 8" (6.73m x 2.95m)

Double glazed window to front, french doors to rear, central heating radiator, door to kitchen.

Kitchen

15' 9" x 9' 5" (4.80m x 2.87m)

Double glazed french doors to rear, a range of wall and base units, integrated oven, hob and extractor, space for washing machine, dishwasher and fridge freezer, one and half stainless steel drainer sink, boiler cupboard.

Downstairs Wc

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

Entrance Hall

Doors to various rooms, stairs access.



First Floor Landing

Storage cupboard, loft access, doors to various rooms.

Bedroom One

10' x 10' (3.05m x 3.05m)

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

En-Suite

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

Bedroom Two

9' 8" x 9' 1" (2.95m x 2.77m)

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

Bedroom Three

6' 5" x 10' 5" (1.96m x 3.17m)

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

Family Bathroom

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

Garage

Up and over door to front, power, light.

Outside Front

Large tarmac driveway providing ample off road parking, small courtyard style with paved pathway and small lawned area.

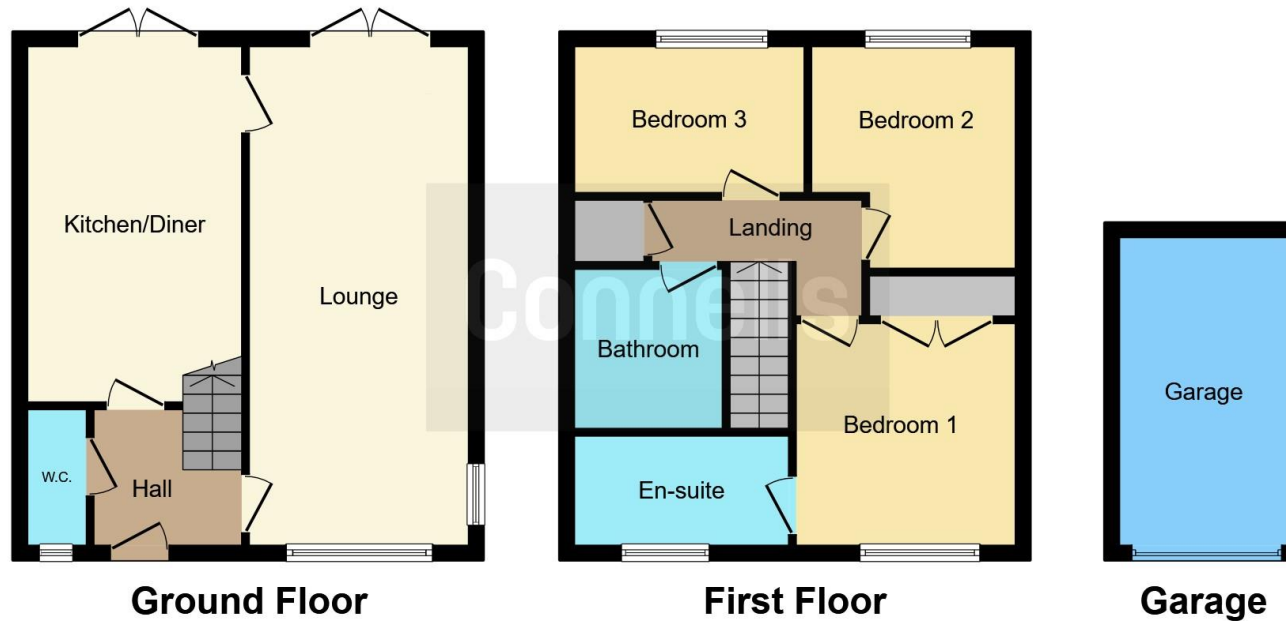
Outside Rear

Enclosed rear garden with lawned area, panelled 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: C

view this property online connells.co.uk/Property/WVH328853

Tenure: Freehold



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