



**Connells**

Elmcroft Gardens  
Bushbury Wolverhampton



### Property Description

Connells Wolverhampton are proud to bring to the market Elmcroft Gardens. Nestled in a cul-de-sac within the popular Bushbury area, this well maintained and surprisingly spacious three-bedroom semi-detached home offers a welcoming entrance hallway, a snug lounge leading to the dining room and well-appointed kitchen, a convenient utility room and ground floor WC complete the ground floor. To the first floor are three inviting bedrooms and a bathroom.

This property boasts a large driveway for ample off-road parking and a generously sized landscaped rear garden. However, it's important to note that the home is of non-standard construction, so it's advisable to seek guidance before occurring any costs.

### Location And Area

Situated in the Bushbury area of Wolverhampton which offers fantastic commuting access to the M6 and M54 motorways. The i54 commercial development is also relatively close by along with a fantastic local shops. Bentley Bridge Retail Park and Wednesfield offer an abundance of further shopping and schooling.

### Approach

Set back from the roadside behind a driveway with shrubbery and steps leading up to the main accommodation and side gate.

### Entrance Hall

Storage cupboard beneath the stairs, radiator, ceiling light point, stairs rising to the first floor and door to the lounge.

### Lounge

13' 1" max x 12' max ( 3.99m max x 3.66m max )

Double glazed window to the front, radiator coving to ceiling, ceiling light point with ceiling rose and access to the dining room.

### Dining Room

10' x 8' 1" ( 3.05m x 2.46m )

Ceiling light point, radiator, double glazed sliding door to the rear garden and access to the kitchen.

### Kitchen

10' x 8' 1" ( 3.05m x 2.46m )

Matching wall and base units with composite sink and drainer with mixer tap, plumbing point for dishwasher, cooker with gas hob and extractor hood above, ceiling spotlights, coving to ceiling, double glazed window to the rear and door to the utility.

### Utility

7' x 3' 10" ( 2.13m x 1.17m )

Plumbing point for washing machine and space for dryer, wall mounted boiler, double glazed window to the side and door to the garden, ceiling light point and door to the ground floor WC.

### Ground Floor Wc

Low flush WC, wall mounted wash hand basin with splashback tiles, heated towel rail, ceiling light point and double glazed window to the side.



## First Floor Landing

Double glazed window to the side, loft access, ceiling light point and doors to all bedrooms and bathroom..

## Bedroom One

12' max x 12' max ( 3.66m max x 3.66m max )

Double glazed window to the front, radiator, ceiling light point with ceiling rose, coving to ceiling and fitted wardrobe.

## Bedroom Two

13' x 8' 1" ( 3.96m x 2.46m )

Double glazed windows to the rear, radiator, coving to ceiling, ceiling light point and built-in cupboard.

## Bedroom Three

9' x 8' ( 2.74m x 2.44m )

Double glazed window to the rear, coving to ceiling, ceiling light point and radiator.

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, heated towel rail, tiled walls, ceiling spotlights and double glazed window to the rear.

## Outside Rear

Landscaped garden with a paved patio and larger than average lawn with sections of the garden having polar white pebbles with lavender plants, a paved area with a pergola, metal shed with power supply, outside tap and side gate to access the properties driveway.

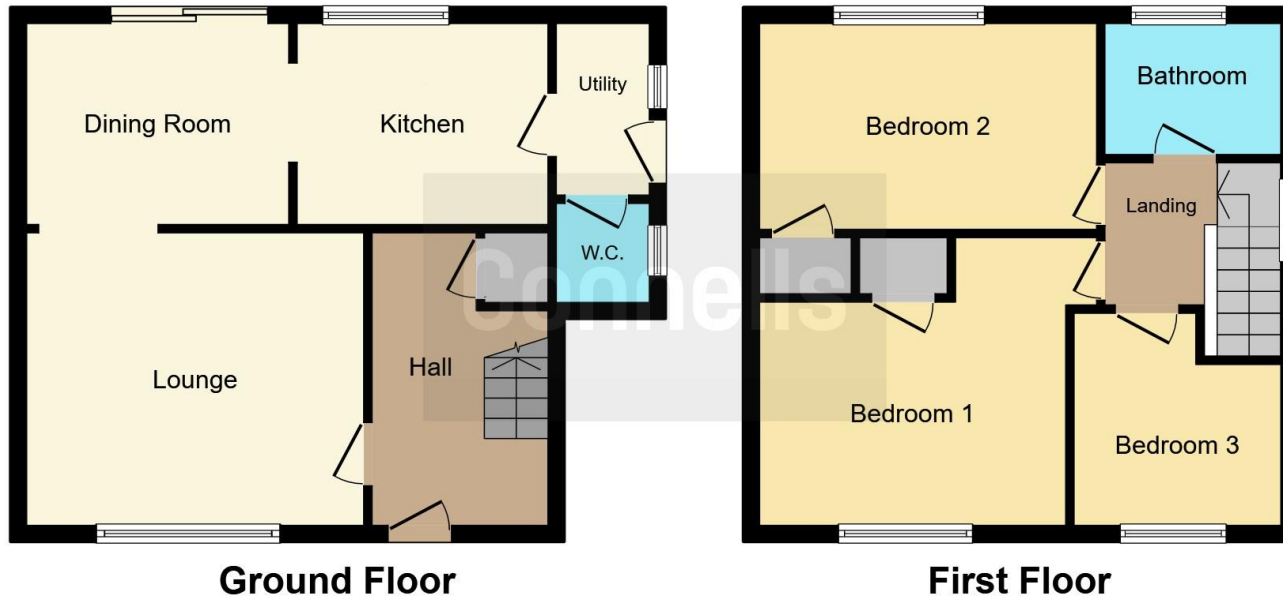
## Agents Note

Please note this property is of non-standard construction and you should seek guidance before occurring any costs.









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.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329140](http://connells.co.uk/Property/WVH329140)**

Tenure: Freehold



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