



**Connells**

Ettingshall Park Farm Lane  
Ettingshall Park Wolverhampton





### Property Description

Connells Wolverhampton have the pleasure to bring to the market this exceptionally well presented and significantly extended four bedroom semi detached family property situated in the popular Ettingshall Park. The property has been maintained to the highest standard and must be viewed in order to appreciate. Significant care and attention has been given to the property most notably the entertainment kitchen. High attention to detail has also been paid throughout the property which further aids the spacious and welcoming feel that this property offers. Opposite to the property is a fantastic park, ideal for those with families.

The property comprises of entrance porch, entrance hall, open plan lounge diner, large & stylish modern fitted kitchen with feature breakfast bar island, four generous bedrooms, family bathroom and shower room. Externally there is a large concrete print driveway, garage and a low maintenance enclosed rear garden.

### Entrance Porch

Double glazed french doors to front, door to entrance hall.

### Entrance Hall

Composite door to front, stairs to first floor landing, doors to various rooms.

### Open Plan Lounge Diner

30' 5" x 9' 2" ( 9.27m x 2.79m )

Double glazed bow window to front, double glazed sliding patio door to rear garden, gas fire, two central heating radiators, french doors to entrance hall.

### Entertainment Kitchen

14' 9" x 12' 1" ( 4.50m x 3.68m )

Double glazed window to rear, a range of stylish wall and base units, inset sink, space for a Range cooker, Range Master extractor, space for various appliances, large feature breakfast bar island, fire door to garage.

### The Location & Area

Being conveniently located for a good selection of local shops and businesses with superb access to Wolverhampton City Centre itself which offers extensive range of amenities shopping and leisure facilities and a good selection of highly regarded schools and university.



## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 8" x 11' 2" ( 3.86m x 3.40m )

Double glazed window to front with pleasant views, fitted wardrobes, central heating radiator, door to first floor landing.

## Bedroom Two

10' 1" x 10' 1" ( 3.07m x 3.07m )

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

## Bedroom Three

7' 8" x 11' 1" ( 2.34m x 3.38m )

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

## Bedroom Four/ Part One

6' 8" x 9' 1" ( 2.03m x 2.77m )

Comprising of two interlinking rooms both of which have central heated radiators, double glazed windows to front with pleasant views to front.

## Part Two

9' 5" x 6' 2" ( 2.87m x 1.88m )

Currently used as a home office but could be used as dressing area currently with a fitted wardrobe.

## Family Bathroom

Double glazed window to rear, freestanding roll top bath, low flush toilet, central heating radiator, central heating towel rail, Inset sink with vanity storage underneath, large shower enclosure, wall and base storage units, door to first floor landing.

## Shower Room

Shower cubicle, inset sink with vanity storage, low flush toilet, useful custom built vanity storage area, central heating towel rail, door to first floor landing.

## Outside Front

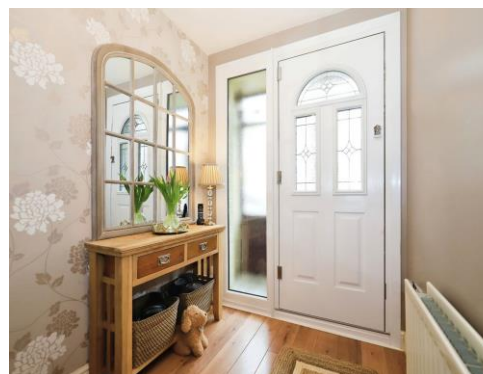
Large concrete print driveway providing off road parking and park opposite running the length of the cul-de-sac.

## Integral Garage

Remote controlled electric roller shutter door to front, fire door to kitchen, UPVC double glazed door to garden.

## Outside Rear

Well proportioned enclosed rear garden which is ideal for families, lawned area, block paved patio area ideal for barbecue and seating.













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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329074](http://connells.co.uk/Property/WVH329074)**



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