



Connells

Copes Crescent
Fallings Park Wolverhampton

Copes Crescent Fallings Park Wolverhampton WV10 0SL

for sale offers in the region of
£290,000



Property Description

The award winning Connells Wolverhampton branch welcome to the market Copes Crescent, an extended three-bedroom semi-detached family home nestled in the sought-after area of Fallings Park.

Step inside this impeccably maintained property to discover an open-plan ground floor layout, starting with a welcoming porch leading to an entrance hallway. The ground floor features a through lounge with a charming multi fuel log burner, leading to an L-shaped kitchen and dining area, both enhanced by lantern roofs. Adjacent to the kitchen is a convenient ground floor WC.

Venture upstairs to find three bedrooms and a stylishly designed shower room. Outside, the property boasts off-road parking and a spacious rear garden complete with a wooden decking area, a lush lawn adorned with mature trees, perfect for outdoor relaxation and entertainment.

Conveniently located near amenities, D'Eyncourt Primary School, and New Cross Hospital, this home offers both comfort and practicality for a growing family in a desirable neighbourhood.

Don't miss your chance to view this stunning home, call our Connells Wolverhampton office today to book your viewing.

Location And Area

Offering fantastic commuting links to the M6 and M54 motorways, Copes Crescent is situated off the ever popular D'Eyncourt Road with fantastic links to the main Cannock Road and Prestwood Road West. New Cross Hospital, Bentley Bridge and Wednesfield shopping centres are also nearby.

Approach

Set back from the roadside behind a driveway for several cars with access via front door and side lean to.

Porch

Door onto entrance hallway.

Entrance Hallway

Ceiling spotlights, meter cupboard, radiator, stairs rising to the first floor and door to the lounge.

Lounge

24' into bay x 9' (7.32m into bay x 2.74m)

Double glazed window to the front, ceiling spotlights, radiator, multi fuel log burner and open plan access to the kitchen and dining room.

Kitchen

15' max x 14' max (4.57m max x 4.27m max)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated fridge and freezer, gas cooker point with extractor hood above, radiator, ceiling spotlights, lantern roof, two double glazed windows the rear and door to the lean to.

Dining Room

15' x 10' (4.57m x 3.05m)

Two double glazed windows to the rear, lantern roof, ceiling spotlights and French doors to the rear garden.

Lean To

Ceiling spotlights, cupboards housing the wall mounted boiler, plumbing point for washing machine, sliding door to the ground floor WC and doors to the front and rear access.

Ground Floor Wc

Low flush WC, ceiling spotlights and wash hand basin.

First Floor Landing

Double glazed window to side, loft access, ceiling spotlights and doors to all bedrooms and shower room.

Bedroom One

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

Double glazed window to the front, ceiling spotlights and radiator.

Bedroom Two

11' x 9' (3.35m x 2.74m)

Double glazed window to the rear, ceiling spotlights and radiator

Bedroom Three

7' 10" x 6' (2.39m x 1.83m)

Double glazed window to the front, radiator and ceiling spotlights.

Shower Room

Shower cubicle, low flush WC, vanity wash hand basin, heated towel rail, extractor fan, ceiling spotlights and double glazed window to the rear.

Outside Rear

A large rear garden with wooden decking area to a lawn and trees with timber fencing and door to the lean to.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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