



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

St. Johns Road
Essington Wolverhampton



Property Description

The award winning Connells Wolverhampton branch are proud to introduce to the market St John's Road, a immaculately presented two bedroom semi detached bungalow situated in a cul de sac location in the sought after area of Essington.

Stepping inside this beautiful home, you are greeted with an inviting entrance hallway. The property boasts a well presented lounge with an adjoining conservatory which also boasts gas central heating so you can sit and relax and over look the rear garden all year round. Off the lounge is a well equipped modern kitchen which leads to a converted garage, now becoming a large and useful utility room. This bungalow has two generously sized bedrooms, with the second bedroom boasting fitted wardrobes. Last of all this bungalow has a well looked after shower room. Outside, you'll find a stunning landscaped frontage and benefits from having off road parking for several cars and a car port. To the rear is another well maintained garden.

Don't miss your chance to view this fantastic semi detached bungalow that's on offer in the ever popular Essington area. Call our Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated on the popular St. Johns Road which links to the main village of Essington where there is a number of shops and a public house. Neighbouring villages also have a fantastic selection of local shopping which includes Bentley Bridge retail park and Wednesfield shopping centre. The M54 and M6 motorways are also relatively close by with access to Cannock, Wolverhampton City centre, Bloxwich and Willenhall. Essington is known for the popular St Johns school and the popular Fruit Farm.

Entrance Hallway

Situated on the popular St. Johns Road which links to the main village of Essington where there is a Ceiling spotlights, radiator, loft access, storage cupboard and doors to the lounge, bathroom and two bedrooms.

Lounge

16' x 11' (4.88m x 3.35m)

Electric fireplace, two ceiling light points, two wall lights, radiator, French doors to the conservatory and door to the kitchen.

Kitchen

8' x 10' 7" (2.44m x 3.23m)

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, integrated electric oven and fridge, four ring gas hob with extractor hood above, larder cupboard, partly tiled walls, double glazed window to the rear and doors to the lounge and utility

Utility

15' 1" x 8' (4.60m x 2.44m)

Vertical standing radiator, three ceiling light points, power supply, plumbing point for washing machine, extractor fan, double glazed window to the rear and doors to the front carport and rear garden.

Conservatory

12' x 9' 11" (3.66m x 3.02m)

Double glazed windows, wall light, radiator and door to the rear garden.

Bedroom One

11' x 10' 10" (3.35m x 3.30m)

Double glazed window to the front, radiator and ceiling light point with fan.

Bedroom Two

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

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

Shower Room

Shower cubicle, low flush WC, heated towel rail, wash hand basin, ceiling light point, tiled walls and double glazed window to the side.

Loft Space

Loft housing the boiler and benefits from being partly boarded and has a pulldown ladder.

Outside Rear

Paved rear garden with gravelled areas and chipboard areas with flowerbeds, mature trees and an outside tap point.

Agents Note

Please be aware a TPO is on a tree behind the properties garden.









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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

view this property online connells.co.uk/Property/WVH329789

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329789 - 0003