



Connells

Hatton Crescent
Wednesfield Wolverhampton

Hatton Crescent Wednesfield Wolverhampton WV10 0SZ

for sale offers over
£285,000



Property Description

The award winning Connells Wolverhampton branch welcome to the market Hatton Crescent, a charming three/four bedroom semi-detached family home nestled in the sought-after Wednesfield area. This property boasts a porch, entrance hallway, lounge, dining room and a kitchen/diner with access to a ground floor WC and the fourth bedroom which offers versatility as a study or playroom. This beautiful home also has a spacious conservatory which is currently being utilised as a games room. Heading upstairs, you'll find three bedrooms and a modern shower room. Outside, enjoy block paving and gravelled off-road parking, and the convenience of an electric car charging point. The sizable rear garden completes this delightful family abode.

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 property. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated off the popular Deyncourt Road between Prestwood Road West and Cannock Road lies Hatton Crescent. Set in the area of Wednesfield which is popular for local shopping at Bentley Bridge and Wednesfield centre.

Approach

Set back from the roadside behind a block paved and gravelled off-road parking. Also benefits from having an outside electric car charging point.

Entrance Porch

Ceiling light point with door leading to the hallway.

Entrance Hallway

Ceiling light point, meter cupboard, stairs rising to the first floor, radiator and doors leading to the lounge, dining room and kitchen.

Lounge

12' max x 10' max (3.66m max x 3.05m max)

Double glazed window to the front, electric fireplace, radiator, ceiling light point and door to the hallway.

Dining Room

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

Log burner, ceiling light point, radiator, two double glazed windows to the rear, door to the conservatory and door to the hallway.

Kitchen

14' 10" max x 9' max (4.52m max x 2.74m max)

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, integrated fridge, rangemaster cooker with extractor hood above, plumbing points for washing machine and dishwasher, partly tiled walls, ceiling spotlights, ceiling light point, radiator, wall mounted boiler, two double glazed windows to the rear, door to the rear garden, sliding door to the ground floor WC, doors leading to the fourth bedroom and hallway.

Bedroom 4 (converted Garage)

12' x 8' (3.66m x 2.44m)

Double glazed window to the front, ceiling light point and storage cupboard.

Conservatory

13' x 11' (3.96m x 3.35m)

Double glazed windows, ceiling light point, French doors to the rear garden and door to the dining room.

First Floor Landing

Window to the side, ceiling light point, loft access and doors leading to all bedrooms and shower room.

Bedroom One

11' into bay x 9' 10" max (3.35m into bay x 3.00m max)

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

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)

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

Bedroom Three

6' x 11' 6" (1.83m x 3.51m)

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

Shower Room

Top of the range shower cubicle with shower jets, monsoon feature and includes Bluetooth settings and foot massager, vanity wash hand basin with WC, panelled walls, ceiling light point, radiator and double glazed window to the rear.

Outside Rear

Paved patio areas, lawn with central path, mature trees, timber shed, shrubbery and outside tap.









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: C

view this property online connells.co.uk/Property/WVH329748

Tenure: Freehold



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