



Connells

Ward Street
Ettingshall Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE large and spacious well presented five bedroom detached family property in a popular location. Having been maintained and upgraded to a fantastic specification this property would make an ideal family home. Having a range of owned solar panels and Tesla battery this property benefits from increased energy efficiency. The property benefits from a number of features to include under floor heating where specified, a range of Alexa controlled lighting including the the electric garage door and under floor heating.

The property comprises of large entrance hall with under floor heating, family lounge, large entertainment style kitchen diner, utility and downstairs wc. To the first floor there are five bedrooms, en-suite shower room and family bathroom. Externally there is a garage with Telsa battery (see Agents Note), garden and large driveway to front and generous enclosed rear garden.

The Location & Area

Set to the south of Wolverhampton City Centre in the Coseley area only a short distance from Coseley rail station, easy transport links to Dudley, West Bromwich and Birmingham, numerous local restaurants and shops also within easy reach.

Entrance Hall

Double glazed door to front, feature tiled floor, stairs to first floor landing, doors to various rooms, under floor heating.

Lounge

15' 1" x 10' 7" (4.60m x 3.23m)

Double glazed window to front, central heating radiator, Alexa controlled light, door to entrance hall.

Entertainment Kitchen Diner

9' 7" x 21' 2" (2.92m x 6.45m)

Double glazed window to rear, french door to rear, a range of wall and base units, inset double oven, gas hob, one and half stainless steel drainer sink, central heating radiator, feature tiled floor, under floor heating, space for dining table and chairs, door to utility.

Utility

6' 4" x 5' 4" (1.93m x 1.63m)

Double glazed window to rear, a range of wall and bas units, space for washing machine, door to downstairs wc.

Downstairs Wc

Double glazed window to side, central heating radiator, low flush toilet, wash hand basin, door to utility room.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 5" x 10' 7" (4.09m x 3.23m)

Double glazed window to front, central heating radiator, feature tiled floor, Alexa controlled lighting, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to front, shower cubicle with mixer shower, vanity sink, low flush toilet, central heating radiator, under floor heating (partially completed), door to Bedroom One.

Bedroom Two

10' 6" x 11' 3" (3.20m x 3.43m)

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

Bedroom Three

10' 2" x 9' 2" (3.10m x 2.79m)

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

Bedroom Four

10' 8" x 10' (3.25m x 3.05m)

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

Bedroom Five

6' 9" x 7' 2" (2.06m x 2.18m)

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

Family Bathroom

Double glazed window to side, panelled bath, vanity unit, low flush toilet, central heating radiator, under floor heating, door to first floor landing.

Garage

Electric voice controlled roller shutter door to front, Telsa battery charged by the solar panels, door to entrance hall,

Outside Front

Tarmac driveway, paved pathway, garden area to side. side gated access leading to rear garden.

Outside Rear

Lawned area, panelled fences.

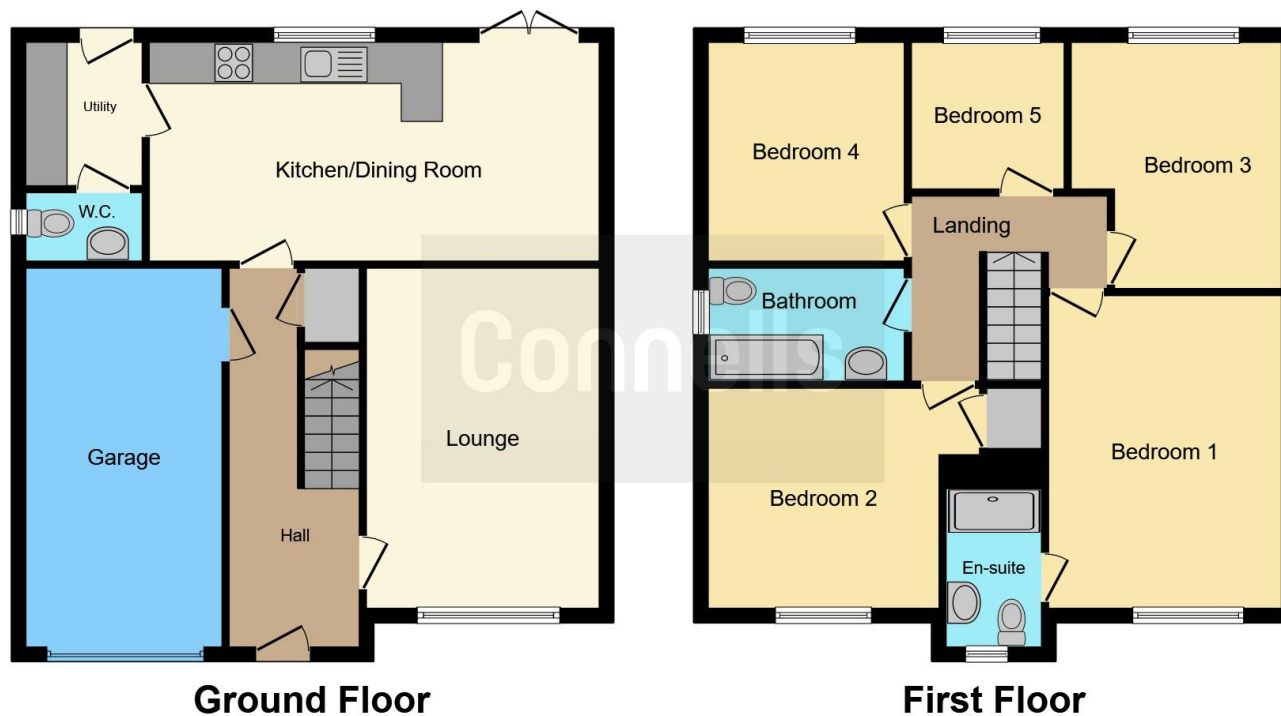
Agents Note

The property benefits from having owned solar panels and Tesla battery. The unique feature of the Telsa battery is that it charges from the mains at the lowest input cost and stores for use throughout the day to lower your energy consumption. Additionally the Vendor advises that the surplus power charged from the solar panels is sold back to the National Grid with a quarterly income provided to the owner.









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/WVH330261

Tenure: Freehold



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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.

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