



**Connells**

Kirton Place  
Ettingshall Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this fabulous three story modern semi-detached family property.

The property comprises of an entrance hall, kitchen, lounge, downstairs wc. On the first floor there are two bedrooms and a family bathroom and on the second floor there is a master bedroom with adjoining en-suite.

Externally there is an off road parking area and a good sized enclosed rear garden ideal for those with families.

The property is located within a pleasant cul-de-sac and should be viewed in order to fully appreciate.

### Location And Area

Set to the south east of Wolverhampton City Centre in the Ettingshall area just off Ettingshall Road on a popular modern residential estate with easy access to Birmingham New Road and Black Country Route for commuting links. Coseley Rail Station and Wolverhampton Rail Station are both approximately 1.6 miles away and numerous local schools and shops are available nearby.

### Entrance Hall

Double glazed door to front, doors to various rooms.

### Downstairs Wc

Double glazed window to front, radiator, pedestal sink, fitted storage cupboard, door to entrance hall.

### Lounge

12' 10" x 12' 10" max ( 3.91m x 3.91m max )  
French doors to rear, double glazed window to side, radiator, door to entrance hall.

### Kitchen

11' 4" x 5' 10" ( 3.45m x 1.78m )  
Double glazed window to front, range of wall and base units, space for a washer, space for a fridge freezer, door to entrance hall.



### First Floor Landing

Doors to various rooms, stairs to entrance hall.

### Bedroom Two

8' 10" x 11' ( 2.69m x 3.35m )

Double glazed window to rear, radiator, fitted wardrobe, fitted bed, door to landing.

### Bedroom Three

6' 1" x 9' ( 1.85m x 2.74m )

Double glazed window to front, fully fitted wardrobe and single bed, radiator, door to landing.

### Family Bathroom

Double glazed window to side, pedestal sink, low flush toilet, shower in a cubicle, door to landing.

### Second Floor Landing

Stairs to first floor landing, door to bedroom one

### Bedroom One

10' 9" x 13' 8" ( 3.28m x 4.17m )

Double glazed skylight to rear, fitted wardrobe, radiator, door to en-suite.

### En-Suite

Mixer shower in a cubicle, pedestal sink, low flush toilet, radiator, door to bedroom one.

### Outside Front

Courtyard style garden, driveway area to side.

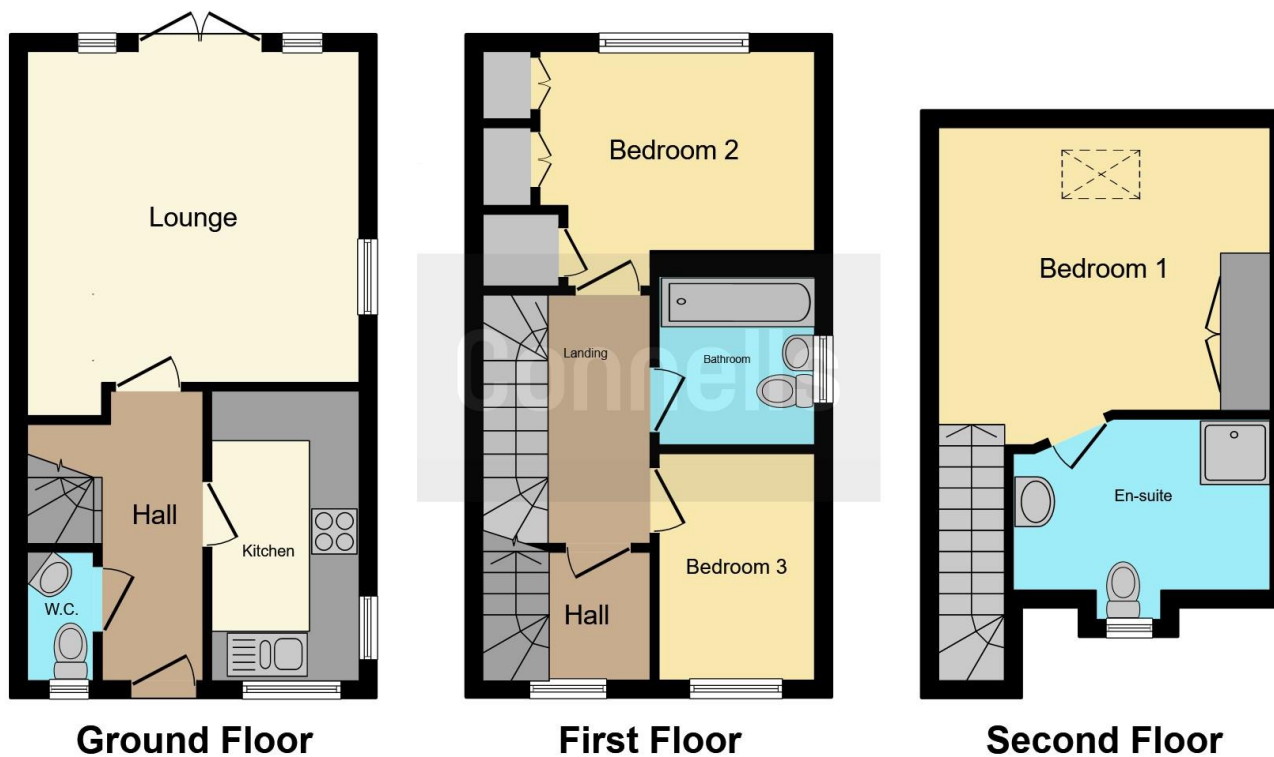
### Outside Rear

Good sized enclosed rear garden, mostly lawned with additional garden shed.









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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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