



**Connells**

Hatton Crescent  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton are pleased to bring to the market this attractive and radiator three bedroom bay fronted semi detached family property. Benefiting from an abundance of living space this property should be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, large entertainment style lounge diner, conservatory, modern fitted style kitchen, three bedrooms and family bathroom. Externally there is a large driveway area, garage and good size enclosed rear garden.

### The Location & 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.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to porch, central heating radiator, stairs to first floor, doors to various rooms.

### Lounge Diner

25' 3" x 10' 5" ( 7.70m x 3.17m )  
Double glazed window to front, sliding door to conservatory, two central heating radiators, laminate floor, door to entrance hall, space for dining table and chairs.

### Modern Fitted Kitchen

10' 7" x 8' 3" ( 3.23m x 2.51m )  
A range of wall and base units, inset oven, hob and extractor, plumbing for washing machine, inset sink, feature work tops with back splash, feature flooring, door to entrance hall, door to rear porch area.

### Conservatory

6' 9" x 8' 5" ( 2.06m x 2.57m )  
Double glazed windows, ceiling fan, french doors.

## First Floor Landing

Doors to various rooms.

## Bedroom One

13' 4" x 10' ( 4.06m x 3.05m )

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

## Bedroom Two

11' 6" x 10' 8" ( 3.51m x 3.25m )

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

## Bedroom Three

7' x 6' 5" ( 2.13m x 1.96m )

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

## Family Bathroom

Double glazed window to rear, corner bath, shower cubicle, low flush toilet, pedestal sink, central heating radiator, door to first floor landing.

## Garage

8' 6" x 7' 9" ( 2.59m x 2.36m )

Double doors to front, door to rear porch area.

## Outside Front

Driveway area which is mostly gravelled providing off road parking.

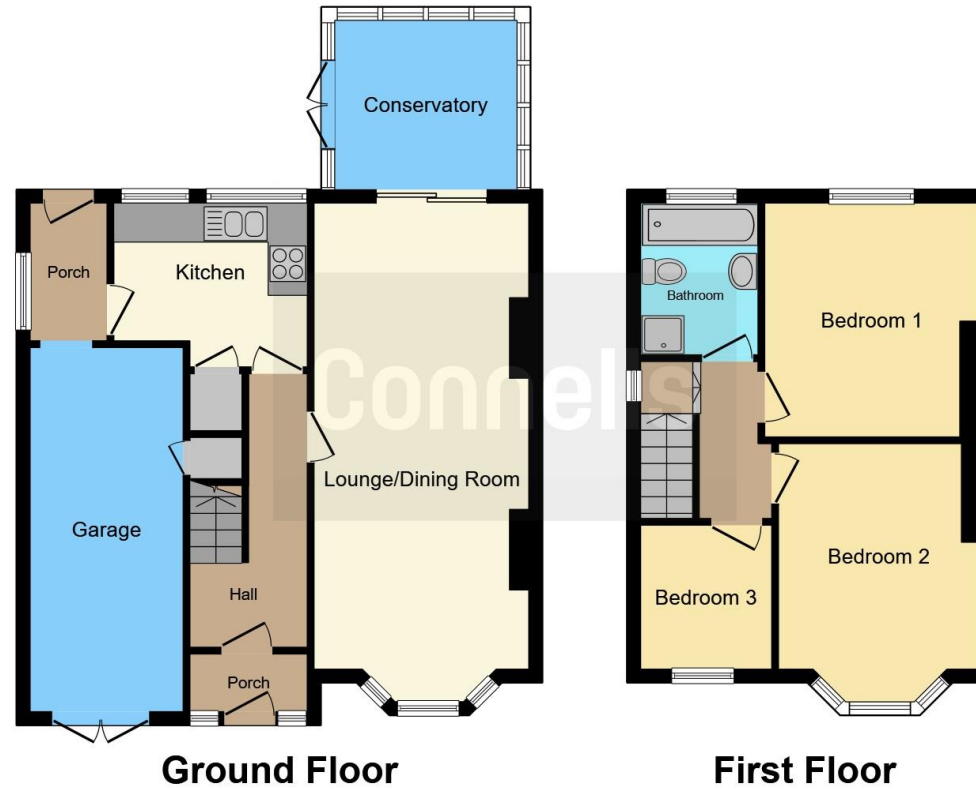
## Outside Rear

Good size enclosed rear garden, decking area, lawned area, panelled fencing.









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: E**

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Tenure: Freehold



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