

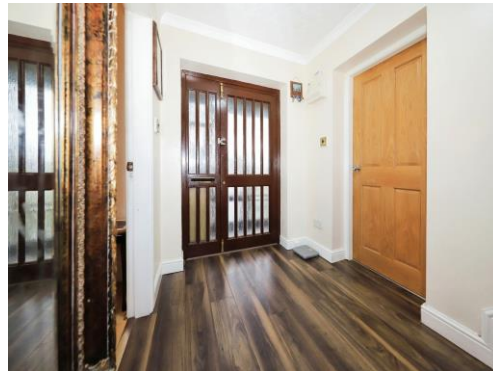


Connells

Pool Hall Crescent
Castlecroft Wolverhampton

Pool Hall Crescent Castlecroft Wolverhampton WV3 8LA

for sale offers in excess of
£275,000



Property Description

Connells Wolverhampton are delighted to bring to the market this fantastic and chain free extended three bedroom family home in a popular cul-de-sac location. Having a side extension this property has a generous and deceptive amount of living space.

The property comprises of an entrance porch, entrance hall, family lounge, large entertainment dining area, modern fitted kitchen, modern fitted ground floor shower room, three generous bedrooms and a separate family bathroom. Externally there is a large tarmac driveway with ample off road parking, garden area to front as well as a good sized enclosed rear garden with side gated access.

Location And Area

Being conveniently for local shops, schools and amenities, Pool Hall Road is well placed for Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities with a good selection of highly regarded schools and universities.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Stairs access, doors to various rooms.

Lounge

13' 8" x 10' 11" (4.17m x 3.33m)

Double glazed window to front, gas fire, radiator, open to dining room.

Dining Room

9' 5" x 17' 5" (2.87m x 5.31m)

Two double glazed windows to rear, double glazed door to rear, door to entrance hall, door to kitchen, radiator.

Kitchen

17' 11" x 7' 7" (5.46m x 2.31m)

French doors to rear, range of stylish wall and base units with integrated oven, microwave, oven, hob and extractor, space for various appliances, tiled floor and door to dining room.

Downstairs Shower Room

Double glazed window to front, waterfall shower in a cubicle, low flush toilet, vanity sink with feature tiled walls and floor, door to entrance hall.

First Floor Landing

Double glazed window to side, storage cupboard, doors to various rooms.

Bedroom One

10' 10" x 10' (3.30m x 3.05m)

Double glazed window to rear, radiator, door to landing.

Bedroom Two

9' 8" x 9' 2" (2.95m x 2.79m)

Double glazed window to front, radiator, door to landing.

Bedroom Three

7' 10" x 6' 6" (2.39m x 1.98m)

Double glazed window to front, radiator, door to landing.

Family Bathroom

Double glazed window to rear, corner bath, low flush toilet, vanity sink, door to landing.

Outside Front

Large tarmac driveway to front with ample off road parking, lawned area to side, range of plants trees and shrubs.

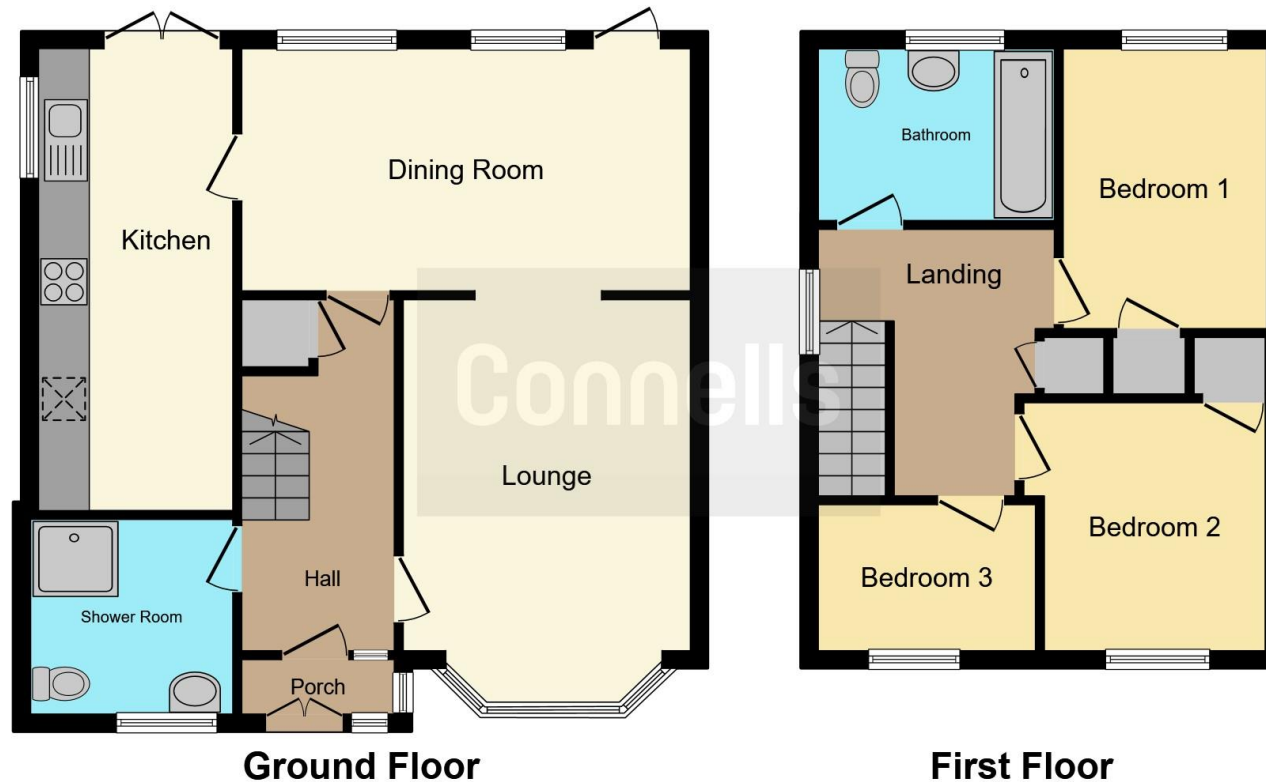
Outside Rear

Enclose garden with a lawned area, two paved patio areas surrounded by panelled fencing and a range of mature plants, trees and shrubs.









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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329594



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