



**Connells**

Spring Road  
Ettingshall Wolverhampton





### Property Description

Connells Wolverhampton are delighted to bring to the marketing this immaculately presented and significantly improved three bedroom semi detached family property close to popular transport access links. Internally the property is in good condition and should be viewed in order to appreciate.

The property comprises of entrance porch, large lounge, entertainment style kitchen diner, downstairs wc and conservatory to rear. To the first floor there three well proportioned bedrooms and modern family bathroom. Externally there is a generous driveway providing off road parking, side access and large enclosed rear garden.

### The Location & Area

Spring Road is conveniently located for Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and a good selection of highly regarded schools and universities.

### Entrance Porch

Double glazed door to front, double glazed door to lounge.

### Lounge

14' 7" x 14' 5" ( 4.45m x 4.39m )

Double glazed bay window to front, central heating radiator, feature wood burner, door to kitchen diner, stairs to first floor landing, door to downstairs wc.

### Downstairs Wc

Low flush toilet, door to entrance hall.

### Entertainment Kitchen Diner

11' 11" x 17' 3" ( 3.63m x 5.26m )

Double glazed window to rear, a range of wall and base units, inset oven, hob and extractor, space for various appliances, inset stainless steel drainer sink, french doors to conservatory.

### Conservatory

9' 8" x 14' 2" max ( 2.95m x 4.32m max )

Double glazed windows around, french doors to kitchen diner,



## First Floor Landing

Doors to various rooms.

## Bedroom One

14' 4" x 8' 11" ( 4.37m x 2.72m )

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

## Bedroom Two

11' 11" x 9' 11" ( 3.63m x 3.02m )

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

## Bedroom Three

8' 6" x 8' ( 2.59m x 2.44m )

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

## Family Bathroom

Double glazed window to rear, panelled bath, shower cubicle with waterfall shower, low flush toilet, central heating radiator, central heating radiator, door to first floor landing.

## Outside Front

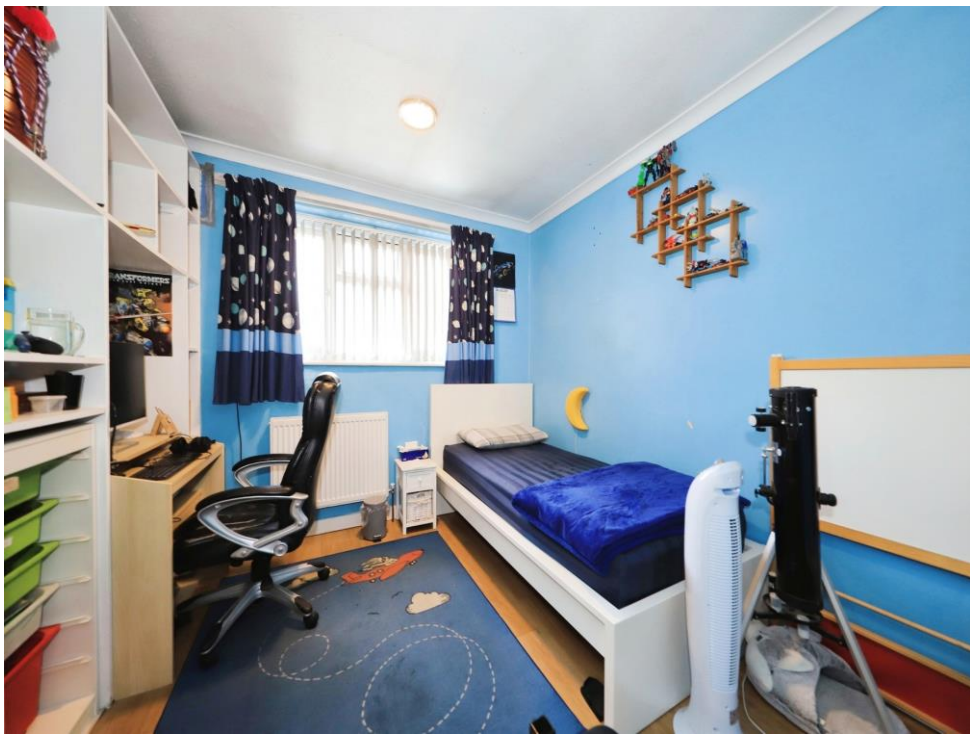
Generous off road parking providing.

## Outside Rear

Good size enclosed rear garden, lawned area.















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)

To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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