



Connells

Hallam Crescent
Fallings Park Wolverhampton

Hallam Crescent Fallings Park Wolverhampton WV10 9YA

for sale offers in the region of
£195,000



Property Description

The Award Winning Connells Wolverhampton branch are proud to introduce to the market Hallam Crescent. A well presented three bedroom semi detached family home in the Fallings Park area. Situated in a popular location, near to schools, shops, amenities and transport links. Don't miss your chance to view this perfect home for first time buyers, investors and small families. Call the Connells Wolverhampton branch today to book your viewing.

Internally the property comprises an entrance hallway with access to the convenient ground floor wc and a spacious lounge. The ground floor also boasts a kitchen and dining room. Heading upstairs you'll find three bedrooms and a family bathroom. Externally the property has a large paved driveway, suitable for several vehicles. To the rear of the home is a low maintenance paved rear garden with the benefit of having an outbuilding with lighting and power supply which could be used as a storage space or potential office.

The Location & Area

Situated on Copper Beeches Estate Fallings Park an estate which is conveniently located for Wednesfield and Bentley Bridge shopping centres along with being conveniently located for New Cross Hospital.

Approach

Set back from the roadside behind gates to the front and off road parking for several cars, access via a front door and double side gate to the rear garden.

Entrance Hall

Ceiling light point with doors leading to the ground floor wc and lounge.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin with splashback tiles, radiator, ceiling light point and a double glazed window to the front.

Lounge

15' x 12' (4.57m x 3.66m)

Double glazed window to the front, gas fireplace, stairs rising to the first floor, radiator, ceiling spotlights, door to the entrance hallway and archway to the dining room.

Dining Room

7' 1" x 7' 1" (2.16m x 2.16m)

Radiator, ceiling light point, French doors to the rear garden and two archway's to the lounge and kitchen.

Kitchen

8' x 7' (2.44m x 2.13m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood above, plumbing point for washing machine, wall mounted boiler, ceiling light point, double glazed window to the rear and an archway to the dining room.

First Floor Landing

Ceiling light point, storage cupboard, loft access and doors leading to all bedrooms and bathroom.

Bedroom One

11' 11" x 9' (3.63m x 2.74m)

Double glazed window to the rear, radiator and ceiling light point.

Bedroom Two

9' max x 8' 10" max (2.74m max x 2.69m max)

Double glazed window to the front, ceiling light point and radiator.

Bedroom Three

9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed window to the front, radiator and ceiling light point.

Bathroom

Bath with shower over, low flush wc, vanity wash hand basin, partly tiled walls, heated towel rail, ceiling spotlights, extractor fan and a double glazed window to the rear.

Outside Rear

Paved rear garden with an outside double socket point, outside tap, outbuilding with power supply, timber fencing and a double side gate.

Outbuilding

Double glazed window to the front, lighting and power supply.









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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EPC Rating: C

Tenure: Freehold

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