



**Connells**

Malling Gardens  
Ettingshall Wolverhampton



# Malling Gardens Ettingshall Wolverhampton WV2 2RD

for sale offers in excess of  
**£195,000**



## Property Description

Connells Wolverhampton bring to the market this well presented and spacious two bedroom property in a popular residential location. Internally the property has a good layout and should be viewed in order to appreciate.

The property comprises entrance hall, large entertainment lounge kitchen with french doors overlooking the rear garden. Heading upstairs there are two bedrooms and modern bathroom. Externally there is a large driveway providing ample off road parking, side shared access leading to an enclosed rear garden

## The Location & 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, stairs to first floor landing, doors to lounge kitchen.

## Lounge Kitchen

22' 10" x 12' 2" ( 6.96m x 3.71m )

French doors to rear, double glazed window to front, a range of wall and base units, integrated oven, hob and extractor, space for various appliances, door to downstairs wc.

## Downstairs Wc

Low flush toilet, pedestal sin,, extractor fan, central heating radiator, door to lounge area.

## First Floor Landing

Doors to various rooms.

## Bedroom One

7' 8" x 12' 2" ( 2.34m x 3.71m )

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

## Bedroom Two

7' 8" x 12' 2" ( 2.34m x 3.71m )

Two double glazed windows to front, central heating radiator, door to first floor landing.

## Bathroom

Panelled bath, pedestal sink, low flush toilet, door to first floor landing.

## Outside Front

Large tarmac driveway providing ample off road parking, side shared access.

## Outside Rear

Enclosed rear garden with panelled fences, lawned area, paved patio area.

## Agents Note

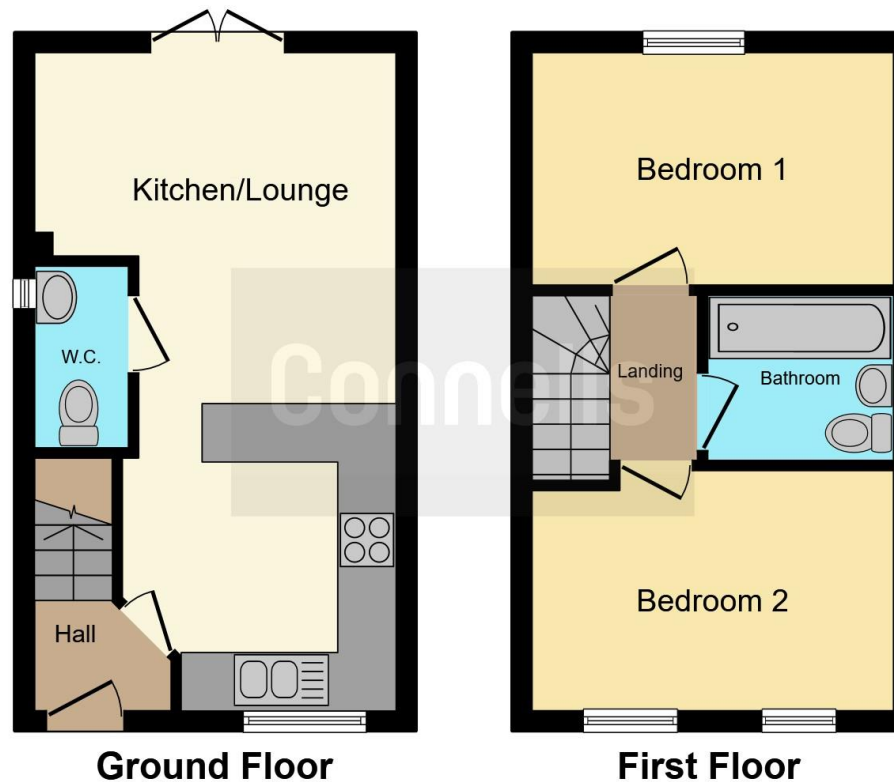
The property benefits from CCTV to front and rear which is included in the sale.











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 Council Tax  
 Band: B

Tenure: Freehold

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