



**Connells**

Higgs Road  
Ashmore Park Wednesfield Wolverhampton



# Higgs Road Ashmore Park Wednesfield Wolverhampton WV11 2PD

for sale offers in excess of  
**£190,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE semi detached home situated in popular Ashmore Park estate. For further details please contact Connells Wolverhampton.

Externally the property has large front and rear gardens and off road parking. Internally there is a lounge with dining room/sitting room, fitted kitchen, utility with store, three bedrooms and shower room with separate wc.

## The Location & Area

Situated just off Griffiths Drive, close to a selection of local shops and bus routes, Popular schooling can be found within close proximity and wonderful field walks are just around the corner. Public houses, doctors, dentists and eateries are also location on Ashmore Park.

## Entrance Porch

Door to front access, door to entrance hall.

## Entrance Hall

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

## Lounge

11' 2" x 14' 4" into recess ( 3.40m x 4.37m into recess )

Double glazed window to front, gas fire, door to entrance hall.

## Dining Room/ Sitting Room

12' 5" x 10' into recess ( 3.78m x 3.05m into recess )

Double glazed window to rear, fire with surround, central heating radiator, door to entrance hall,

## Kitchen

7' 6" x 6' 7" ( 2.29m x 2.01m )

Double glazed window overlooking the rear garden, wall and base units with roll top work surfaces, central heating radiator, single drainer sink unit, opening to entrance hall, door to side access.

## Utility

9' x 8' 3" ( 2.74m x 2.51m )

Stable style door to front access, wall and base units, door to kitchen, door to store room.

## Store Area

Door to front access, door to utility.

## First Floor Landing

Double glazed window to side, loft access, stairs to ground floor, doors to various rooms.

## Bedroom One

11' 2" x 12' ( 3.40m x 3.66m )

Double glazed window to front, built-in wardrobe, central heating radiator, door to first floor landing.

## Bedroom Two

10' x 12' 6" ( 3.05m x 3.81m )

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

## Bedroom Three

8' 1" max x 8' 3" max ( 2.46m max x 2.51m max )

Double glazed window to front, built-in wardrobe, central heating radiator, door to first floor landing.

## Separate W.C

Double glazed window to rear, low flush toilet, door to first floor landing.

## Shower Room

Double glazed window to rear, walk-in shower area, pedestal wash basin, central heating radiator, part tiled walls, door to first floor landing

## Outside Front

Brick built wall, off road parking, lawned area, trees and shrubs.

## Outside Rear

Lawned area, patio area, trees, plants and shrubs, wooden built shed.



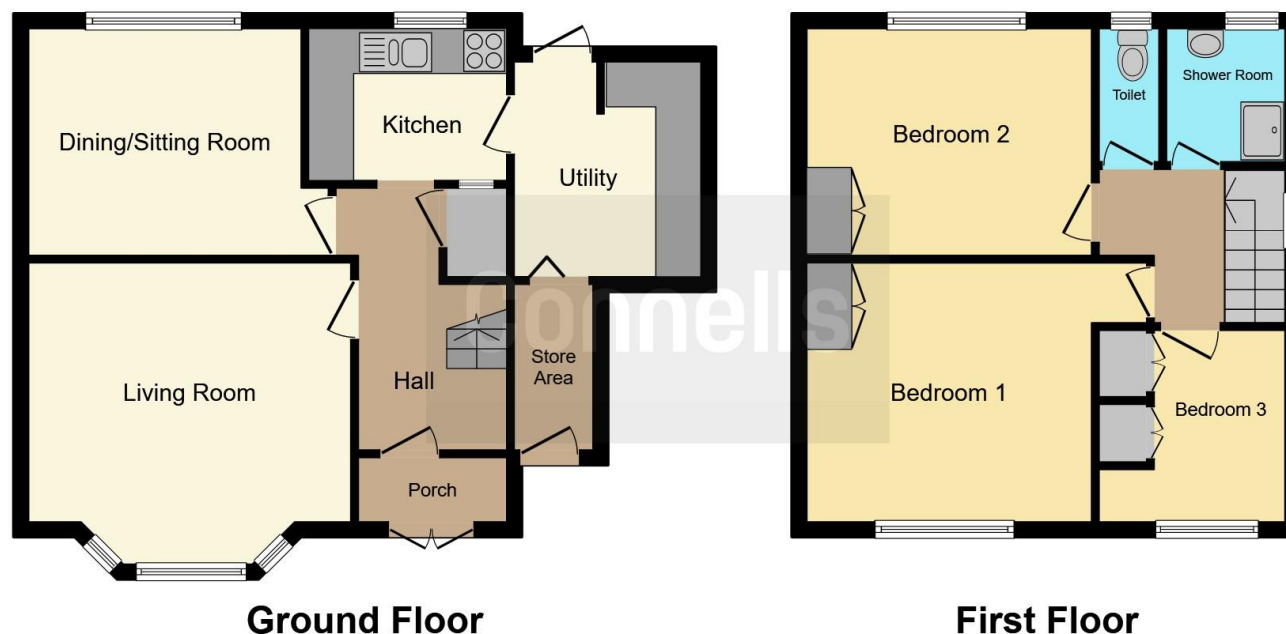












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331708](http://connells.co.uk/Property/WVH331708)**



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