



Connells

Uxbridge Close
Ettingshall Wolverhampton

Uxbridge Close Ettingshall Wolverhampton WV2 2AX

for sale offers in the region of
£320,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to present this FOUR BEDROOM DETACHED FAMILY HOME SET OVER THREE FLOORS & IS SITUATED IN A CUL DE SAC LOCATION ON A CORNER PLOT WITH CANAL VIEWS.

Internally the property comprises of an entrance hallway leading to a convenient ground floor WC. A spacious yet cosy lounge offers a place to unwind and relax, while to the rear of the property is a modern kitchen / diner and an adjoining utility room.

Heading to the first floor, you'll find three bedrooms with one of the bedrooms boasting an en-suite shower room. A family bathroom is also available to serve the family and guests. On the second floor is the main bedroom which also boasts an en-suite shower room.

Outside has front and a rear garden with a gate that leads you to your off road parking and garage which allows for additional parking or storage space.

With an abundance of space, this home is ideal for a growing family. Viewings are highly recommended, so don't miss your chance to book your viewing. Call the Connells Wolverhampton branch today.

Location And 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 and a short walk away from Pristfield tram station. The property is also a short distance away from numerous local schools and shops are available nearby.

Approach

Set back from the roadside on a corner plot with front garden, off-road parking to the rear with a garage.

Entrance Hallway

Ceiling light point, storage cupboard, radiator, double glazed window to the side, stairs rising to the first floor and doors leading to the lounge, ground floor W/C and kitchen/diner.

Lounge

12' 9" maximum measurement x 12' 1" maximum measurement (3.89m maximum measurement x 3.68m maximum measurement)

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

Ground Floor Wc

Low flush W/C, wash hand basin, radiator, ceiling light point and an extractor fan.

Kitchen / Diner

18' 2" x 9' 4" (5.54m x 2.84m)

Matching wall and base units with one and a half sink and drainer with mixer tap, plumbing point for dishwasher, integrated oven, four ring gas hob with extractor hood above, breakfast bar, double glazed window to the rear, radiator, doors to the entrance hallway and utility room and French doors leading to the rear garden.

Utility

7' x 5' 7" (2.13m x 1.70m)

Worktop with plumbing point for washing machine and space for dryer beneath, radiator, wall mounted boiler, ceiling light point and doors to the rear garden and kitchen/diner.

First Floor Landing

ouble glazed window to the side, ceiling light point, storage cupboard, stairs rising to the second floor, doors leading to three bedrooms and a family bathroom.

Bedroom Two

12' 9" maximum measurement x 10' 9" maximum measurement (3.89m maximum measurement x 3.28m maximum measurement)

Double glazed window to the front, ceiling light point, radiator, fitted wardrobes and door to the en-suite shower room.

En-Suite

double glazed window to the front.

Bedroom Three

9' 6" x 8' 3" (2.90m x 2.51m)

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

Bedroom Four

9' 5" maximum measurement x 7' 5" maximum measurement (2.87m maximum measurement x 2.26m maximum measurement)

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

Second Floor Landing

Double glazed window on the stairs and door leading to the main bedroom.

Bedroom One

13' 9" maximum measurement x 11' 9" maximum measurement (4.19m maximum measurement x 3.58m maximum measurement)

Skylight windows to the front and rear, radiator, ceiling light point, loft access, storage cupboard, fitted wardrobes and door to the en-suite shower room.

En-Suite

Shower cubicle, low flush W/C, wash hand basin, partly tiled walls, radiator, ceiling light point, extractor fan and skylight window

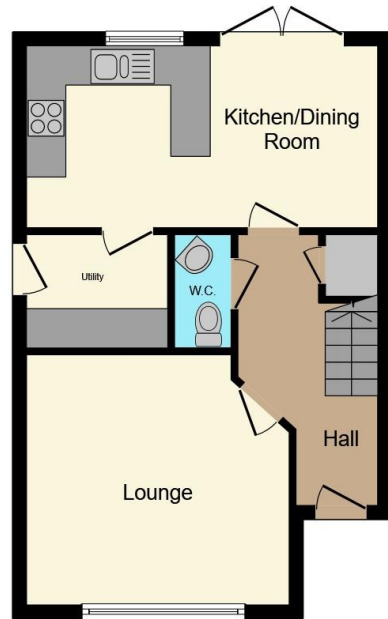
Outside Rear

Paving with lawn and gravelled borders with rear gate leading to the off-road parking and garage.

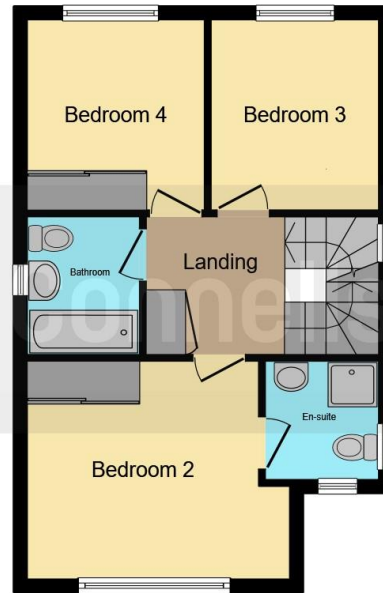








Ground Floor



First Floor



Second Floor

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

view this property online connells.co.uk/Property/WVH331717

Tenure: Freehold



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