



Connells

Kirkwall Crescent
Ettingshall Place Wolverhampton

Kirkwall Crescent Ettingshall Place Wolverhampton WV2 2BF

for sale offers over
£230,000



Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is proud to present this modern three bedroom semi detached family home in the Ettingshall area.

Internally the property comprises of a entrance hallway with access to a ground floor wc and spacious lounge. To the rear of the property is a generously sized kitchen/diner. Heading upstairs you'll find three bedrooms with one boasting an en-suite shower room and the third bedroom being used as a walk-in wardrobe. Completing the first floor is a family bathroom. Outside to the front is off road parking for ample vehicles, while to the rear is a low maintenance rear garden.

Don't miss this opportunity to purchase this ideal home for first time buyers, investors or for small families. Call the Connells Wolverhampton branch today to book your viewing.

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.

Approach

Set back from the roadside behind off-road parking and access to the main accommodation.

Entrance Hall

Stairs rising to the first floor, radiator, ceiling light point and doors leading to the ground floor WC and lounge.

Ground Floor Wc

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

Lounge

14' 2" x 12' (4.32m x 3.66m)

Double glazed window to the front, electric fireplace, radiator, ceiling light point, storage cupboard and doors to the hallway and kitchen/diner.

Kitchen Diner

15' 3" x 8' 8" (4.65m x 2.64m)

Matching wall and base units with one and a half sink and drainer with mixer tap, integrated double oven, four ring gas hob with extractor hood above, plumbing point for washing machine, wall mounted boiler, two ceiling light points, radiator, French doors to the rear garden, door to the lounge and a double glazed window to the rear.

First Floor Landing

Loft access, ceiling light point, storage cupboard and doors leading to all bedrooms and bathroom.

Bedroom One

12' x 9' 5" (3.66m x 2.87m)

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

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, heated towel rail, ceiling light point, extractor fan and a double glazed window to the front.

Bedroom Two

9' 2" x 7' 6" (2.79m x 2.29m)

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

Bedroom Three

7' 5" x 3' 8" to wardrobe (2.26m x 1.12m to wardrobe)

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

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, ceiling light point, extractor fan and heated towel rail.

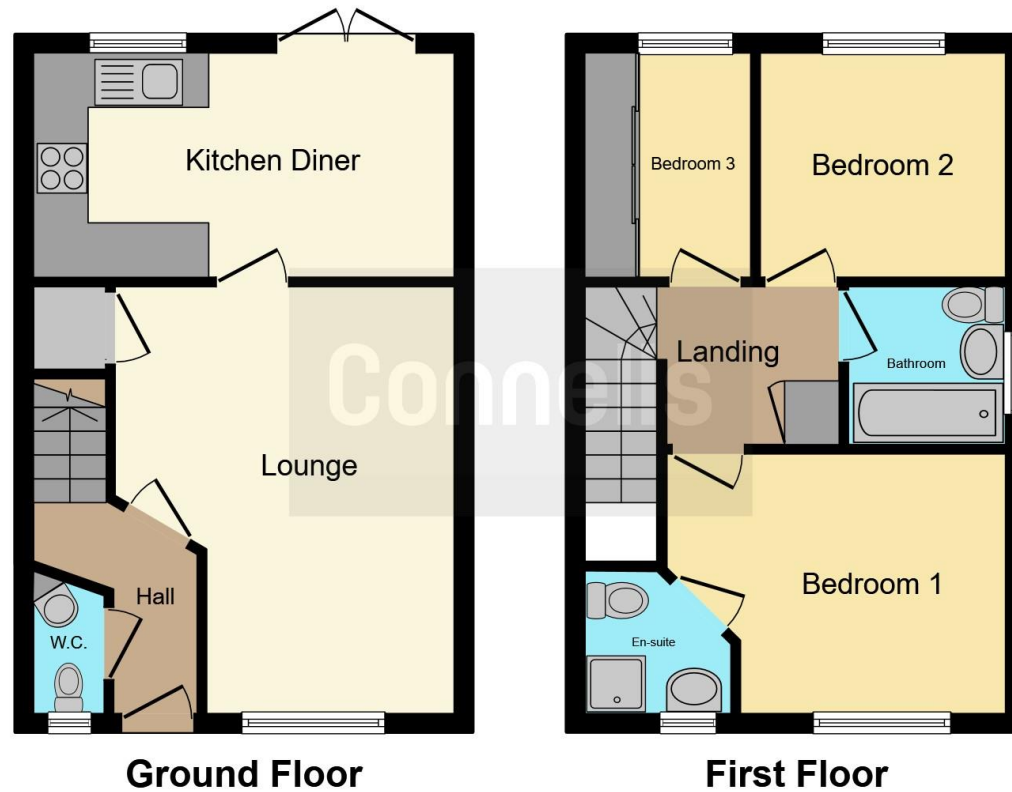
Outside Rear

Paved patio with steps up to a lawn, outside tap point, timber shed and benefiting from a side gate.









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 Council Tax
 Band: B

Tenure: Freehold

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