



Connells

Egmont Gardens
Wednesfield Wolverhampton

Egmont Gardens Wednesfield Wolverhampton WV11 3LQ

for sale offers in excess of
£240,000



Property Description

Here is your chance to purchase a CHAIN FREE highly deceptive extended semi detached home situated in a popular cul-de-sac location. For further details please contact Connells Wolverhampton.

Externally this property has off road parking and pleasant rear garden. Internally there is a spacious garage, lounge with adjoining dining area, large family sitting room with separate kitchen. The first floor has three bedrooms and shower room

The Location & Area

Situated close to the popular Lyndale Park estate within the area of Wednesfield. There is a fantastic selection of local shopping, doctors, dentists, public houses and sought after schools within close proximity.

Entrance Porch

Double glazed door to front, double glazed window to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, storage cupboard, central heating radiator, door to lounge

Lounge

14' 1" x 10' 9" (4.29m x 3.28m)

Double glazed window to front, gas fire, opening leading to dining area, door to entrance hall, door to family sitting room.

Dining Area

9' x 7' 8" (2.74m x 2.34m)

Double glazed window to rear access, central heating radiator, opening to lounge.

Family Sitting Room

18' 1" x 8' 4" (5.51m x 2.54m)

Double glazed patio doors to rear, door to kitchen, door to lounge, central heating radiator.

Kitchen

14' 9" x 8' (4.50m x 2.44m)

Double glazed window to rear, door to garage, door to family sitting room, selection of fitted wall and base units with roll top work surfaces, central heating radiator, gas hob with oven, single drainer sink unit.

First Floor Landing

Double glazed window to side, airing cupboard, loft access with pull down ladders, stairs to ground floor, doors to various rooms.

Bedroom One

10' 5" x 10' (3.17m x 3.05m)

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

Bedroom Two

11' x 8' 7" (3.35m x 2.62m)

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

Bedroom Three

8' x 8' into wardrobes (2.44m x 2.44m into wardrobes)

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

Shower Room

Double glazed window to rear, flitted suite with a low flush toilet, wash basin, walk-in shower area, tiled walls, central heating radiator, door to first floor landing.

Outside Front

Off road parking to front, trees, plants and shrubs.

Garage

20' 4" x 8' 1" (6.20m x 2.46m)

Double opening doors to front, door to kitchen.

Outside Rear

Paved patio area, ornament pond, trees, plants and shrubs, water tap, outhouse storage area.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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