



Connells

Abingdon Close
Eastfield Wolverhampton

Abingdon Close Eastfield Wolverhampton WV1 2PR

for sale offers in the region of
£210,000



Property Description

Connells Wolverhampton have the delight to bring to the market this immaculately presented and show home condition three bedroom family style property in a popular cul-de-sac location.

Benefiting from an entrance porch with canopy over, entrance hall, large lounge with sliding door to rear garden, large L-shaped entertainment style kitchen diner, Large side entry way. On the first floor there is a selection of three well proportioned bedrooms and a recently refitted modern shower room with separate wc. Externally there is a lawned garden area ideal for the installation of a driveway (stpp) and a large corner rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Conveniently located to New Cross Hospital Wednesfield, Bentley Bridge shopping centre and Wolverhampton university. The property also has bus links to Wolverhampton city centre and also conveniently located for the Black Country route with links to the M6 & M54 motorway.

Entrance Porch

Double glazed door to front, feature lighting, door to entrance hall.

Entrance Hall

Radiators, stairs access, door to lounge.

Lounge

16' 8" x 9' 7" (5.08m x 2.92m)

Double glazed window to front, sliding door to rear. gas fire, radiator, door to kitchen. door to entrance hall.

Kitchen

11' 11" x 12' (3.63m x 3.66m)

Double glazed window to rear, double glazed window to side, range of wall and base units, space for various appliances, plumbing for a washer, plumbing for a dishwasher, space for a fridge freezer, space for a dining table

Side Entry Way

Door to front, door to rear garden.

First Floor Landing

Doors to various rooms.

Bedroom One

10' 9" x 9' 8" (3.28m x 2.95m)

Double glazed window to front, storage cupboard, fitted blinds, radiator, door to landing.

Bedroom Two

8' 2" x 8' 11" (2.49m x 2.72m)

Double glazed window to front, radiator, door to landing,

Bedroom Three

6' 5" x 8' 1" (1.96m x 2.46m)

Double glazed window to rear, radiator, door to landing,

Shower Room

Stylish walk in water fall shower, double glazed window to rear, wash hand basin, feature tiling.

Wc

Box back toilet, heated towel rail, double glazed window to rear, door to landing,

Outside Front

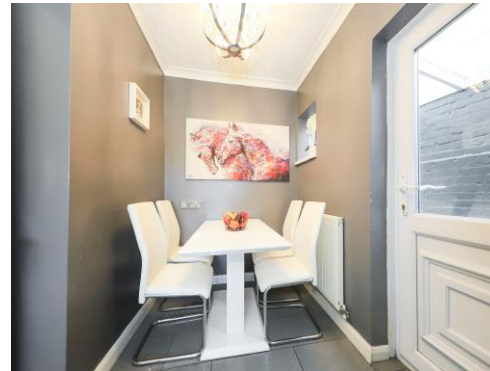
Lawned garden area with a paved pathway, ideal for conversion to a driveway (stpp).

Outside Rear

Incredibly large and spacious well presented garden surrounded by a range of panelled fencing, lawned areas, various seating areas, various planter beds, feature pergola.

Agents Note

Please note we are aware this property is within a mining area, however we have a mining report on file should you wish to view, please contact Connells.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331911



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