



**Connells**

Bowmans Rise  
Eastfield Wolverhampton



## Property Description

The Award Winning Connells Wolverhampton branch are proud to present this well presented and extended three bedroom semi detached family home situated on a corner plot in the popular area of Eastfield. Viewings are highly recommended to appreciate the accommodation offer.

The accommodation comprises of a porch leading into an inviting entrance hall, spacious lounge and well appointed kitchen with integrated appliances. The ground floor also benefit from having a ground floor shower and a generous size conservatory. Heading upstairs you will find three bedrooms and modern and stylish bathroom. There is also a loft area for versatile usage. Outside to the front is a garden, wall to front with iron gates and concrete print driveway for multiple vehicles. To the rear is a well presented rear garden with decking area, lawn and flower borders.

## The Location & Area

Set to the east of Wolverhampton City centre less than a mile away from Wolverhampton rail station and the much sought after Heath Park secondary school and Woden Primary school are both less than a mile away. Bentley Bridge retail park and New Cross hospital are both only a short drive away.

## Approach

Set back from the roadside behind walling and iron gates to the concrete print driveway and front garden.

## Entrance Porch

Door to entrance hall, ceiling light point.

## Entrance Hall

Double glazed window to side, central heating radiator, stairs rising to first floor, door to lounge and kitchen.

## Lounge

21' 4" x 10' 3" ( 6.50m x 3.12m )

Double glazed window to front, two ceiling roses with light points, two wall lights, central heating radiator, electric fireplace, door to entrance hall, double glazed sliding door to conservatory.

## Kitchen

14' 7" x 16' 8" ( 4.45m x 5.08m )

Matching wall and base units with one and half stainless steel sink and drainer with mixer tap, integrated double oven, washing machine, fridge and freezer, five ring gas hob, part tiled walls, breakfast bar, spotlights, doors to front driveway, hall and lobby, double glazed window to rear.

## Lobby

Doors to garden, ground floor shower room and kitchen.

## Ground Floor Shower Room

Shower cubicle, vanity wash and basin with wc, tiled walls, heated towel rail, extractor fan, double glazed window to rear.

## Conservatory

16' 8" x 8' 6" ( 5.08m x 2.59m )

Two wall lights, double glazed windows, roof and window blinds, french doors to rear garden, double glazed sliding door to lounge.

## First Floor Landing

Double glazed window to side, central heating radiator, loft access, ceiling light point, doors to various rooms.

## Bedroom One

11' 2" max x 11' 10" max ( 3.40m max x 3.61m max )

Double glazed window to front, spotlights, fitted wardrobes, central heating radiator.

## Bedroom Two

12' 3" x 8' 6" ( 3.73m x 2.59m )

Double glazed window to rear, fitted wardrobes, spotlights, central heating radiator.

## Bedroom Three

9' 3" x 7' 9" ( 2.82m x 2.36m )

Double glazed window to front, fitted wardrobes, spotlights, central heating radiator.

## Bathroom

L shaped bath with shower over, vanity wash hand basin, low flush wc, tiled walls, vertical radiator, extractor fan, spotlights, double glazed window to rear.

## Loft Area

20' 7" max x 14' 7" max ( 6.27m max x 4.45m max )

Pull down ladder, ceiling spotlights, two skylight windows to rear, eaves storage including wall mounted combination boiler, power supply

## Outside Rear

Decking area leading to lawn, timber shed, flower borders, outside tap.

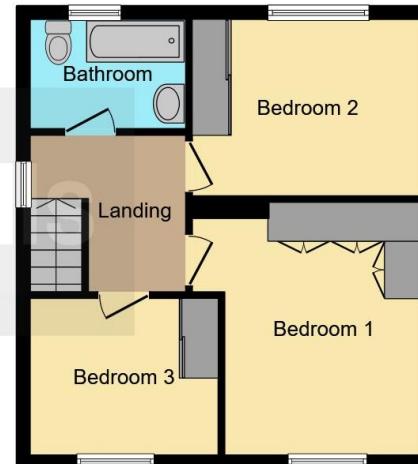








**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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