



**Connells**

Hawksford Crescent  
Low Hill Wolverhampton



# Hawksford Crescent Low Hill Wolverhampton WV10 9SQ

for sale offers in the region of  
**£175,000**



## Property Description

NO UPWARD CHAIN - IDEAL FIRST TIME BUY OR BUY TO LET! A well presented three bedroom semi detached home in Low Hill.

Having three bedrooms & bathroom upstairs, spacious lounge and kitchen diner to rear with access to a ground floor wc and utility space. Also a spacious enclosed rear garden & driveway to front.

## The Location & Area

The property offers fantastic commuting access to the Stafford Road which links to Wolverhampton City Centre University along with to New Cross Hospital, Bentley Bridge shopping centres along with the M6 and M54 motorways.

## Lounge

12' 10" x 13' 8" into bay ( 3.91m x 4.17m into bay )

Double glazed bay window, central heating radiator, wall mounted gas fire, laminate floor, door to kitchen diner.

## Kitchen Diner

12' 10" x 9' ( 3.91m x 2.74m )

Fitted kitchen with wall and base units, work surfaces, sink and drainer, gas and electric cooker points, door to side leading to pantry, complementary tiling, central heating radiator.

## Pantry

Access to downstairs wc, door to side entrance.

## Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to lounge.

## Side Entrance

18' 5" x 5' 5" ( 5.61m x 1.65m )

With utility space for white goods and plumbing, door to front and rear gardens.



### First Floor Landing

Double glazed window, doors to various rooms, loft access.

### Bedroom One

9' 11" x 11' ( 3.02m x 3.35m )

Double glazed window to front, central heating radiator, door to first floor landing.

### Bedroom Two

9' x 9' 8" ( 2.74m x 2.95m )

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

### Bedroom Three

8' 1" x 8' 5" ( 2.46m x 2.57m )

Double glazed window to front, central heating radiator, door to first floor landing.

### Bathroom

Double glazed window to rear, bath with shower over, low level wc, wash hand basin, central heating radiator, complementary tiling.

### Outside Front

Slabbed area providing off road parking.

### Outside Rear

Enclosed rear garden with patio area, lawned area, borders and shrubs.



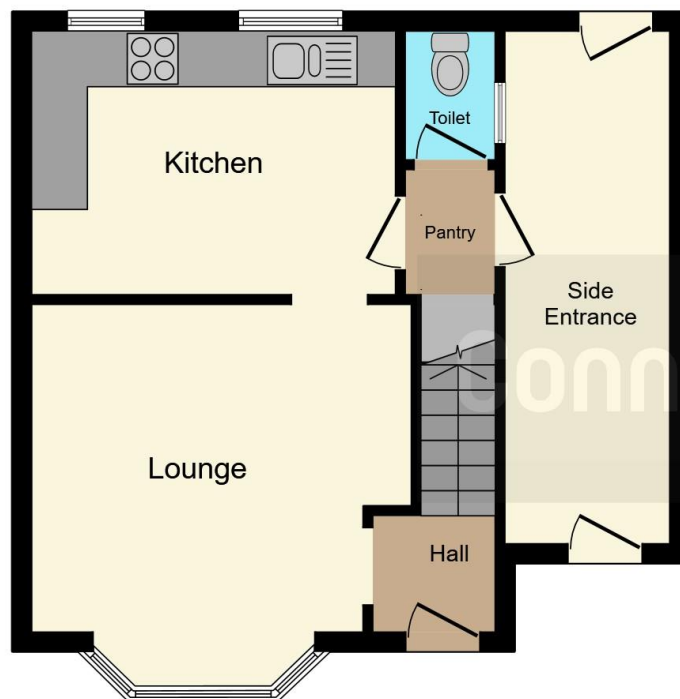




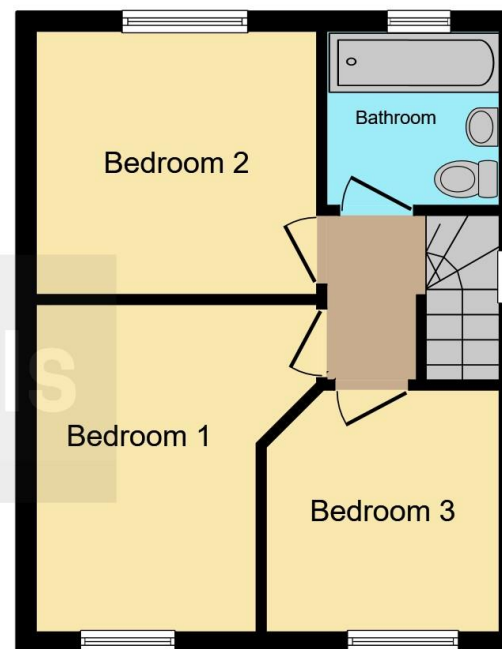








**Ground Floor**



**First Floor**

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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