



Connells

Beech Tree Close
Essington Wolverhampton

Beech Tree Close Essington Wolverhampton WV11 2SF

for sale offers over
£250,000



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented two bedroom semi-detached home situated on a newly built estate in the sought after area of Essington.

Internally there is an entrance hallway leading to a spacious lounge with an adjoining modern kitchen/ dining area, storage cupboard, ground floor wc. On the first floor landing there are two generously sized bedrooms, en-suite and a bathroom.

Externally there is off road parking for ample vehicles, gravelled front garden with porcelain paving. To the rear there is a landscaped rear garden with porcelain paved patio area, sheltered area along with artificial lawned area.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in a popular cul-de-sac location within the ever sought after village of Essington conveniently located for the ever popular St John's primary school. Further schools can be found within Cheslyn Hay and Wednesfield. The M54 and M6 motorways are also relatively close by and shopping can be found within the Wednesfield and Bentley Bridge retail park, along with Cannock, Bloxwich and Walsall.

Approach

Off road parking, gravelled frontage, porcelain paving to front door.

Entrance Hallway

Stairs to first floor, radiator, door to lounge.

Lounge

12' 2" 11 x 7' (3.71m 11 x 2.13m)

Double glazed window to front, radiator.

Kitchen Diner

15' 4" x 10' 6" (4.67m x 3.20m)

Matching wall and base units with sink and drainer mixer tap, integrated fridge freezer, mixer tap, electric oven, four ring gas hob with extractor hood above, plumbing point for washing machine, wall mounted boiler, extractor fan, radiator, double glazed window to rear, french doors to rear, access to storage cupboard and ground floor wc.

Ground Floor Wc

Low flush wc, wash hand basin, radiator, double glazed window to side.



First Floor Landing

Loft access, doors to various rooms.

Bedroom One

11' 8" max x 10' 10" min (3.56m max x 3.30m min)

Double glazed window to rear, radiator.

En-Suite

Walk in shower cubicle, low flush wc, wash hand basin, heated towel rail, extractor fan, shaver socket point, double glazed window to rear.

Bedroom Two

15' 5" max x 10' 9" max (4.70m max x 3.28m max)

Two double glazed windows to front, radiator.

Bathroom

Panelled bath, low flush wc, wash hand basin, partly tiled walls, extractor fan, radiator, shaver socket point, double glazed window to side.

Outside Rear

Porcelain patio area with shelter, outside tap point, side gate and artificial lawn.









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: B Council Tax
 Band: C

Tenure: Freehold

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