



Connells

Uxbridge Close
Ettingshall Wolverhampton

Uxbridge Close Ettingshall Wolverhampton WV2 2AX

for sale offers in the region of
£410,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive FIVE BEDROOM detached family property in a popular cul-de-sac location. With pleasant canal side views to front, this property should be viewed in order to fully appreciate. The property also benefits from having a CCTV system included.

The property comprises of entrance hall, lounge, 21ft kitchen diner, utility room and downstairs wc. On the first floor there are a selection of five bedrooms, master en-suite shower room and family bathroom. Externally there is a driveway to front and garden, side gated access leading to a good size enclosed rear garden ideal for families.

The Location & Area

Set to the south east of Wolverhampton City Centre in the Ettingshall area just off Ettingshall Road on a popular modern residential estate with easy access to Birmingham New Road and Black Country Route for commuting links. Coseley Rail Station and Wolverhampton Rail Station are both approximately and a short walk away from Priestfield tram station. The property is also a short distance away from numerous local schools and shops are available nearby

Entrance Hall

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

Lounge

15' 2" x 10' 9" (4.62m x 3.28m)

Double glazed window to front, central heating radiator, door to entrance hall.

Kitchen Diner

9' 8" x 21' 2" (2.95m x 6.45m)

Double glazed window to rear, double glazed french doors to rear, a range of stylish wall and base units, breakfast bar area, integrated oven, hob and extractor, plumbing for dishwasher, door to entrance hall, door to utility.

Utility

6' 4" x 5' 4" (1.93m x 1.63m)

Double glazed window to rear, a range of wall and base units, plumbing for washing machine, space for tumble dryer, door to downstairs wc.

Downstairs Wc

Double glazed window to side, low flush toilet, pedestal sink, door to utility.



First Floor Landing

Doors to various rooms, airing cupboard.

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Double glazed window to front, central heating radiator, door to first floor landing, doors to en-suite.

En-Suite

Double glazed window to side, shower cubicle with waterfall shower, low flush toilet, pedestal sink, heated towel rail, door to Bedroom One.

Bedroom Two

10' 6" x 11' 4" (3.20m x 3.45m)

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

Bedroom Three

11' 8" x 10' (3.56m x 3.05m)

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

Bedroom Four

10' 2" x 9' 6" (3.10m x 2.90m)

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

Bedroom Five

7' 8" x 7' 11" (2.34m x 2.41m)

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

Family Bathroom

Panelled bath with electric shower, pedestal sink, low flush toilet, extractor fan, tiled walls, tiled floors, heated toilet rail, door to first floor landing.

Garage

16' 4" x 9' 4" (4.98m x 2.84m)

Up and over door to front, door to entrance hall.

Outside Front

Tarmac driveway, lawned garden area, side gated access leading to rear garden.

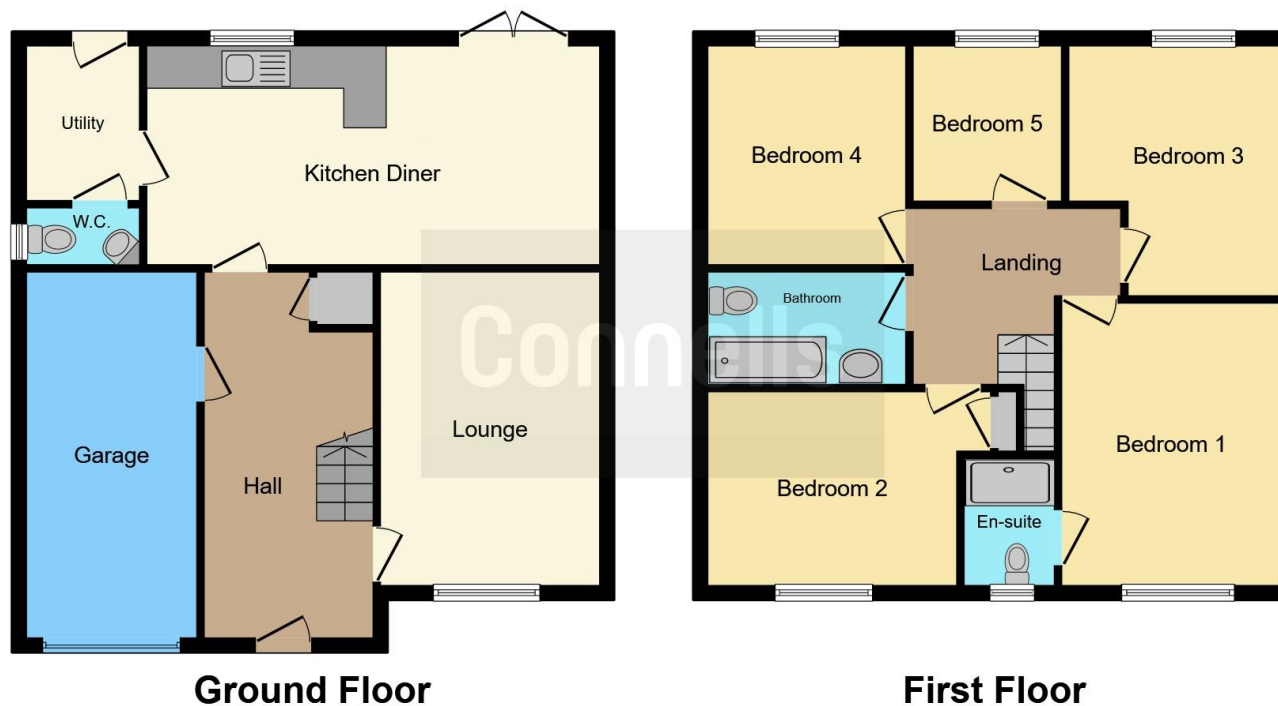
Outside Rear

Generous rear garden with lawned area, paved patio area, timber shed, outdoor lighting, CCTV (included).









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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333336



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH333336 - 0003