



Connells

Ellards Drive
Wednesfield Wolverhampton

Ellards Drive Wednesfield Wolverhampton WV11 3ST

for sale offers in the region of
£280,000



Property Description

Connells Wolverhampton is delighted to bring to the market this well presented and attractive three bedroom, three story modern town house, benefiting from an abundance of internal space this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, large entertainment style family lounge diner, conservatory, modern fitted kitchen, downstairs W.C.. On the first floor there are two bedrooms both of which have fitted wardrobes and a modern family bathroom. On the top floor there is the master bedroom which has a dressing area as well as an en-suite shower room.

Externally there is a garage, driveway, front and rear gardens.

Entrance Hall

Double glazed door to front, doors to various rooms.

Modern Fitted Kitchen

11' 8" x 6' (3.56m x 1.83m)

Double glazed window to front, range of wall and base units, integrated oven, plumbing for washing machine, space for appliance, door to entrance hall.

W.C

Double glazed window to front, low flush W.C., pedestal sink, radiator, door to entrance hall.

Lounge

17' 5" x 12' 9" (5.31m x 3.89m)

Sliding door to rear conservatory, aircon unit, radiator, door to entrance hall.

Conservatory

8' 2" x 9' 2" (2.49m x 2.79m)

Double glazed windows, sliding door to lounge.

Location And Area

Situated off Waddens Brook Lane, Ellards Drive is a popular and modern Cul-de-sac location, with a selection of family and starter homes. There is a wonderful selection of local shopping nearby within Wednesfield and Bentley Bridge shopping centres along with Willenhall and Bloxwich areas. Schools can be found nearby and bus links linking into Wolverhampton as well as the M6 and M54 motorways being relatively close by.



First Floor Landing

Doors to various rooms.

Bedroom Two

11' x 12' 9" (3.35m x 3.89m)

Two double glazed windows to front, fitted wardrobe, radiator, door to landing.

Bedroom Three

9' 8" x 12' 9" (2.95m x 3.89m)

Double glazed window to rear, fitted wardrobe, radiator, door to landing.

Family Bathroom

Panelled bath, pedestal sink ,low flush toilet, electric shower rover, extractor fan, door to landing.

Second Floor Landing

Door to master bedroom.

Master Bedroom

21' 6" max x 13' 1" (6.55m max x 3.99m)

Two double glazed windows to front, door to second floor landing, dressing area with fitted wardrobes, door to en-suite.

En-Suite

Electric shower in cubicle, double glazed window to rear, extractor fan, pedestal sink ,radiator, door to bedrooms.

Garage

Up and over door to front, aircon unit.

Outside Front

Tarmac driveway to side with off road parking, courtyard style garden.

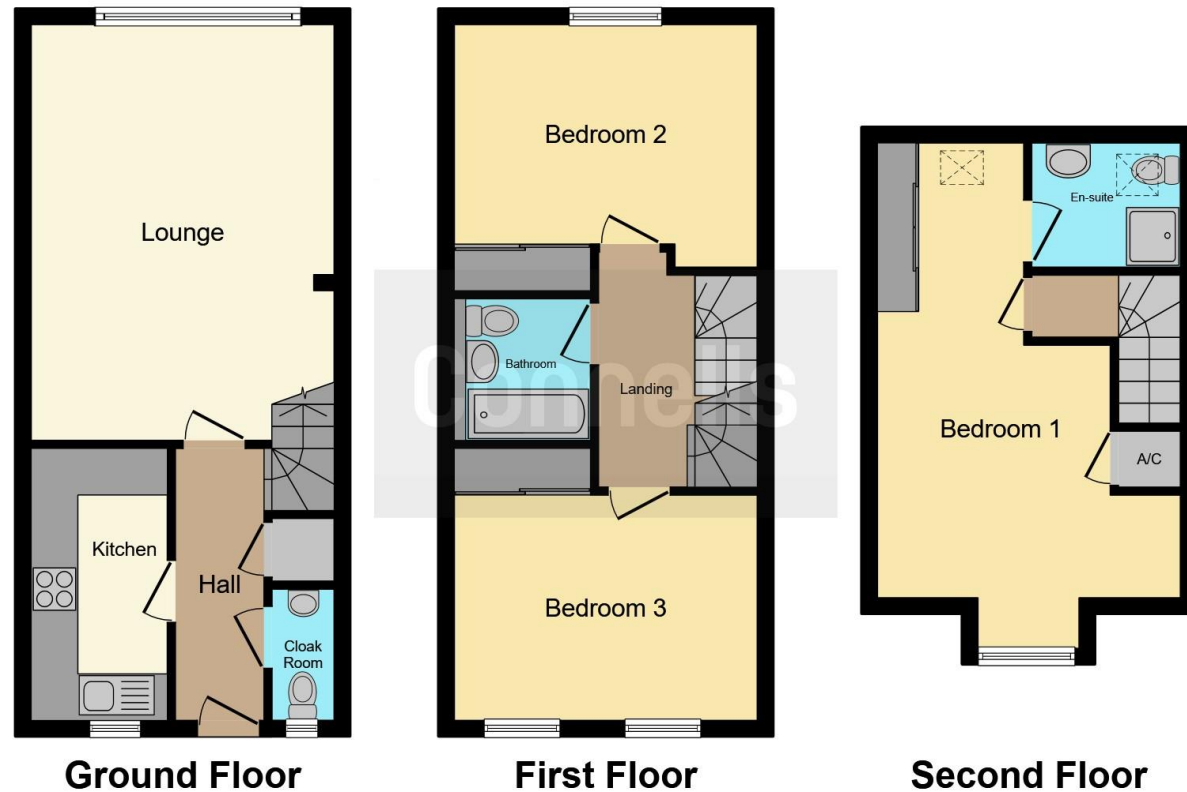
Outside Rear

Low maintenance enclosed rear garden ideal for those with families.









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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