



**Connells**

Farrington Road  
Ettingshall Park Wolverhampton



# Farrington Road Ettingshall Park Wolverhampton WV4 6QL

for sale offers in the region of  
**£330,000**



## Property Description

Farrington Road is a spacious three bedroom property ideal for families, which has been renovated. Situated in a sought after location in Ettingshall Park benefiting from local schooling, shops and amenities within walking distance.

The ground floor accommodation comprises storm porch, hallway, ground floor wc, spacious lounge, dining area, fitted kitchen and utility room as well as a conservatory over looking the ample rear garden. The first floor comprises three very good size bedrooms, bathroom and a store room off the landing. Externally property has a large rear garden, driveway for several vehicles and integral garage.

## The Location & Area

Set in the Ettingshall Park area in a popular residential estate approximately 1.3 miles away from Coseley rail station. With a fantastic selection of local schools. Easy access is available to Birmingham New Road with transport links to Dudley, Wolverhampton and Birmingham city.

## Entrance Porch

Double glazed doors to front, door to entrance hall.

## Entrance Hall

Door to porch, laminate floor, doors to various rooms.

## Through Lounge

24' 7" x 11' 4" ( 7.49m x 3.45m )

Double glazed window to front, two central heating radiators, double glazed patio doors to rear leading to conservatory, feature fireplace with gas fire.

## Dining Area

13' 5" x 6' 11" ( 4.09m x 2.11m )

Laminate floor, central heating radiator, wall lights, door to kitchen.

## Kitchen

12' 7" x 8' 9" ( 3.84m x 2.67m )

Double glazed window to rear, fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, double glazed door to side leading to the conservatory, access to utility.

## Utility

13' 1" x 5' 5" ( 3.99m x 1.65m )

Base units, work surfaces, laminate floor, storage cupboard housing wall mounted boiler, central heating radiator, plumbing and space for appliances, double glazed door to garden.



## Conservatory

11' 9" x 9' 10" ( 3.58m x 3.00m )

UPVC construction with double glazed patio doors leading to garden, UPVC glazed roof, central heating radiator.

## Downstairs Wc

Low flush wc, wash hand basin, complementary tiling.

## First Floor Landing

Doors to various rooms, loft access which is part boarded, central heating radiator, general size storage cupboard (6ft 11 x 5'10").

## Bedroom One

11' 6" x 13' 11" ( 3.51m x 4.24m )

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

## Bedroom Two

11' 4" x 11' 1" ( 3.45m x 3.38m )

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

## Bedroom Three

7' 10" x 10' 5" ( 2.39m x 3.17m )

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

## Family Bathroom

Bath with shower over, low flush wc, wash hand basin, tiled floor, tiled walls, central heating radio, extractor fan.

## Outside Front

Driveway providing ample off road parking.

## Garage

Up and over door to front.

## Outside Rear

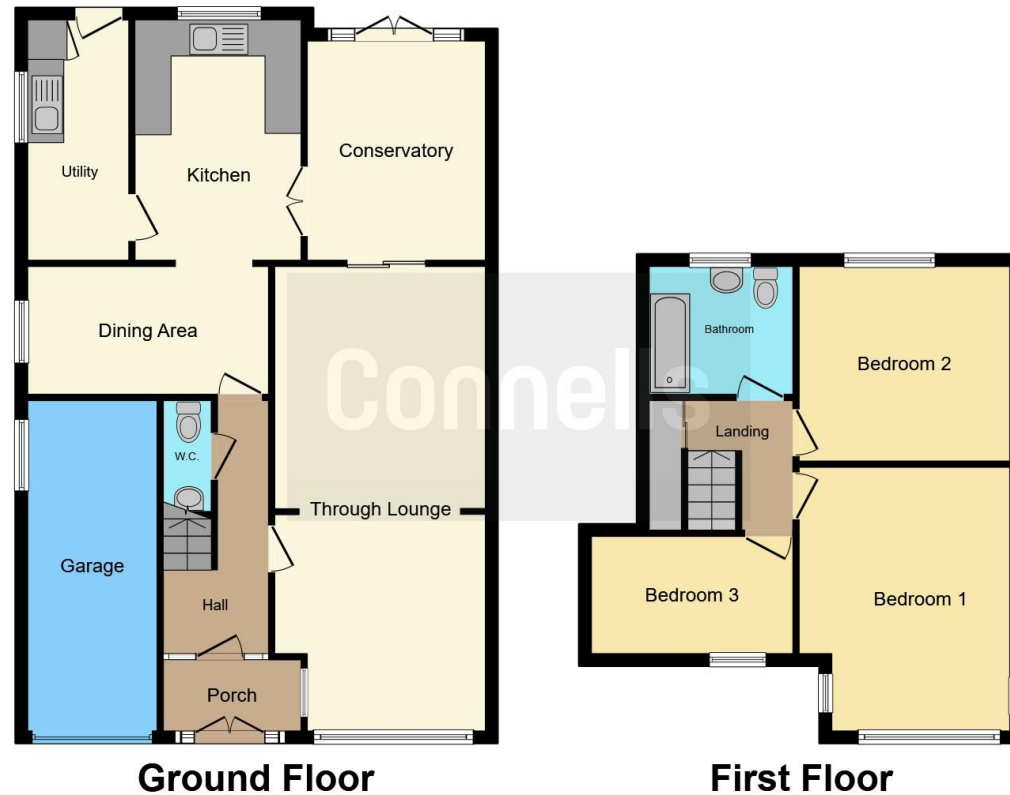
Enclosed rear garden with lawned area, patio area, borders and shrubs, tap, power, gated access.











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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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