



Connells

Ecclestone Road
Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch are proud to bring to market this immaculately presented and deceptively spacious three bedroom semi-detached family home in the popular area of Ashmore Park.

Internally the property comprises of having an entrance hallway with access to a convenient ground floor wc, spacious lounge, modern and well appointed kitchen/ dining room. Heading upstairs you'll find three generously sized bedrooms and a family bathroom.

Externally there is a driveway for several vehicles while the rear garden has been landscaped with an entertainment porcelain patio area which wraps around the side of the property with a sizable lawned area.

Viewings are highly recommended to appreciate the accommodation on offer and would be suitable for first time buyer, investors or small families.

Location And Area

Situated on the ever popular Ashmore Park development just a stone's throw away from sought after schools and bus routes with links to Wednesfield and Wolverhampton City centre. Ashmore Park has an abundance of local eateries, public houses, shopping, doctors, dentists with many other facilities. The popular Bentley Bridge retail park are also close by along with New Cross hospital.

Approach

Set back from the road side behind off road parking for several vehicles with access to the main accommodation, storage shed and side gate to rear garden, outside tap point.

Entrance Hallway

Storage cupboard, ceiling light point, doors to ground floor wc, lounge and kitchen/ dining room.

Ground Floor Wc

Low flush wc, ceiling light point, wash hand basin double glazed window to side.

Lounge

18' max x 10' 8" max (5.49m max x 3.25m max)

Double glazed window to front, media wall with inset electric fire place, radiator ceiling light points and double glazed sliding door to rear garden.

Kitchen/ Dining Room

17' 9" x 9' 9" (5.41m x 2.97m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor hood above, two ceiling light points, plumbing point for washing machine, storage cupboard, radiator, double glazed sliding door to rear, double glazed window to front, doors to hallway and stairs to first floor.



First Floor Landing

Ceiling light point, storage cupboard, doors to all bedrooms and bathroom.

Bedroom One

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

Double glazed window to front, ceiling light point, built in storage area loft access, radiator.

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)

Double glazed window to front, radiator, ceiling light point, built in storage area.

Bedroom Three

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

Double glazed window to rear, radiator, ceiling light point.

Bathroom

Panelled bath, low flush toilet, wash hand basin, tiled walls, heated towel rail, ceiling spotlights, double glazed window to rear.

Outside Rear

Wrap around entertainment porcelain paved patio area, lawn, side gate, walling to front, timber fencing.

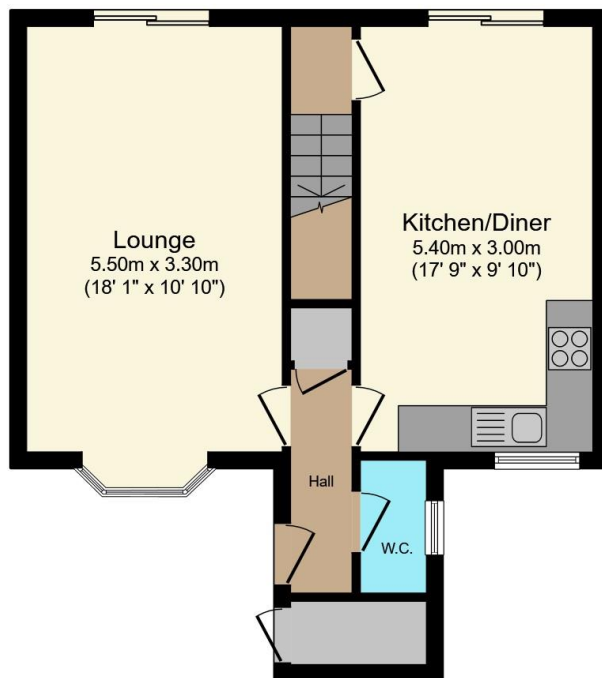
Agents Note

Please note the vendor has advised this property is of non standard construction, please take legal advise before incurring any costs.

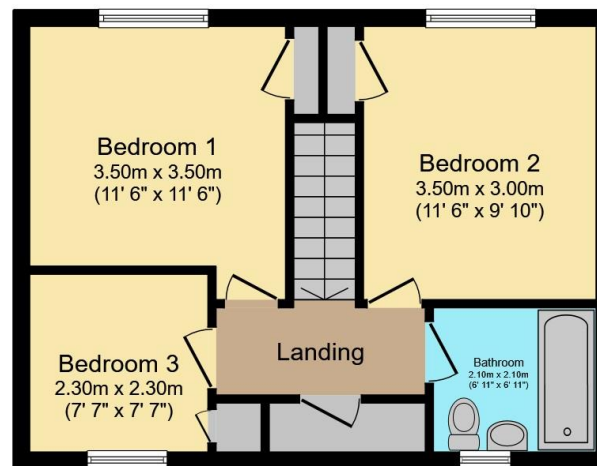








Ground Floor



First Floor

Total floor area 85.8 m² (923 sq.ft.) approx

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.propertybox.io

Connells

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: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334003



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: WVH334003 - 0003