



**Connells**

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**FOR SALE**

**Connells**

Calver Crescent  
Yale Estate Wednesfield Wolverhampton





**Property Description** Connells Award Winning Estate Agents in Wolverhampton is offering for sale a modern end plot property situated on the ever sought after Yale Estate. For further details on this wonderful home please contact Connells.

Externally the property has off road parking with pleasant front and rear gardens. Internally there is an entrance hall, ground floor guest wc, lounge with adjoining sitting area/dining area, fitted entertainment kitchen with adjoining dining area, feature conservatory, three bedrooms, small dressing area, master en-suite and separate family bathroom.

### The Location & Area

Situated on the ever sought after Yale estate within the area of Wednesfield. There is a fantastic selection of local shops, doctors, dentists, public houses with eateries and schools nearby. Bentley Bridge retail park and New Cross are within close proximity.

### Entrance Hall

Double glazed composite door to front access, stairs to landing, doors to various rooms, storage cupboard, laminate floor, central heating radiator.

### Ground Floor Guest Wc

Double glazed window to rear, low flush toilet, wall mounted wash basin, tiled floor, door to kitchen area.

### Lounge

14' 7" x 10' min extending to 13' max (4.45m x 3.05m min extending to 3.96m max )

Double glazed window to front, wall mounted electric fire, laminate floor, archway leading to sitting area/dining area, storage cupboard, central heating radiator, door to entrance hall.

### Sitting Area/ Dining Area

8' 2" x 7' 5" ( 2.49m x 2.26m )

Double glazed french doors leading to conservatory, archway leading to lounge, laminate floor, central heating radiator.

### Conservatory

Double glazed french doors leading to rear access, double glazed windows to rear, double glazed french doors to dining area, laminate floor, central heating radiator.

### Entertainment Kitchen

11' 7" x 8' ( 3.53m x 2.44m )

Double glazed door and window to rear, wall and base units with roll top works surfaces, central heating radiator, tiled floor, plumbing for washing machine, gas hob with oven and extractor, doors to various rooms.



### Dining Area

17' x 8' including part of kitchen area (5.18m x 2.44m including part of kitchen area )

This area is a converted garage area. Double glazed window to front, opening to kitchen, part wall and base unit with roll top work surfaces, central heating radiator.

### First Floor Landing

Loft access, airing cupboard, stairs to ground floor, doors to various rooms.

### Bedroom One

11' into wardrobe x 10' ( 3.35m into wardrobe x 3.05m )

Double glazed window to front, central heating radiator, built-in wardrobe and dressing table, archway leading to dressing area, door to landing.

### Dressing Area

Built-in wardrobes, door to en-suite, archway to Bedroom One.

### En-Suite

Walk-in shower area, wash basin set in a vanity unit, low flush toilet, heated towel rail, tiled floor, tiled walls, extractor fan, LED wall mounted mirror, door to Dressing Area.

### Bedroom Two

9' 7" x 8' ( 2.92m x 2.44m )

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

### Bedroom Three

10' 4" max x 6' 6" ( 3.15m max x 1.98m )

Double glazed window to rear, built-in wardrobes with dresser, central heating radiator, door to first floor landing.

### Family Bathroom

Double glazed window to rear, fitted suite with a wall mounted wash basin set in vanity unit, low flush toilet, panelled bath with fitted shower and screen, tiled floor, tiled walls, heated towel rail, door to first floor landing.

### Outside Front

Off road parking to front, lawned area, trees, plants and shrubs, gated access with rear right of way.

### Outside Rear

Paved patio area, lawned area, selection of trees, plants and shrubs.



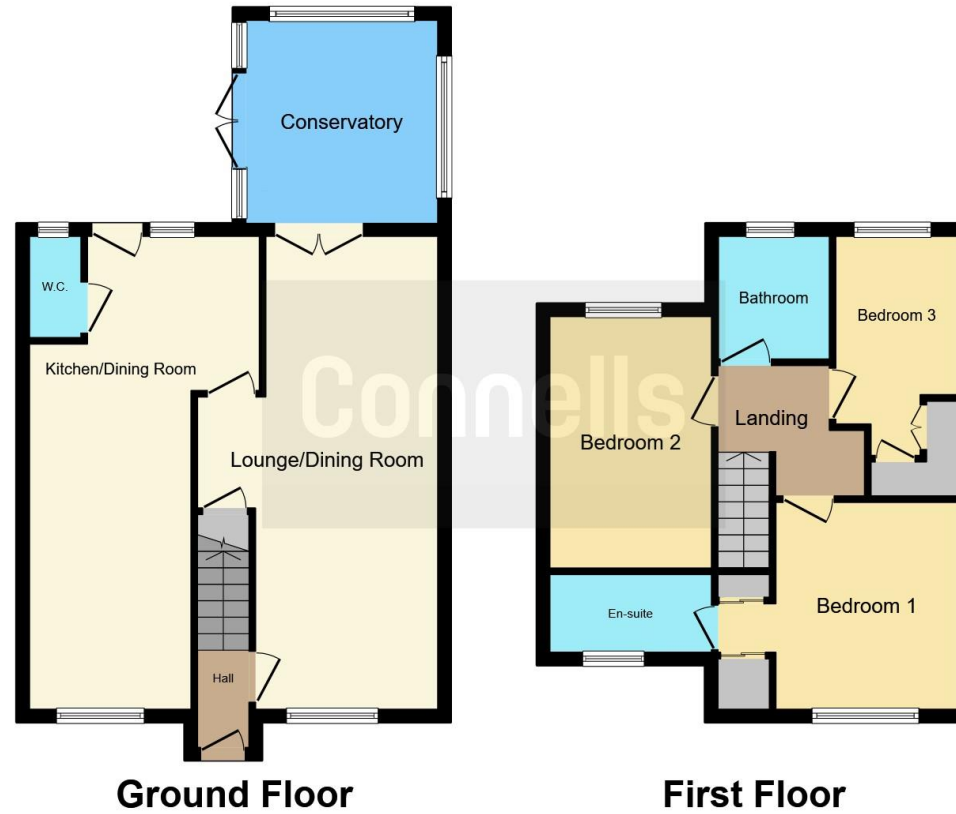












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH328625](http://connells.co.uk/Property/WVH328625)**

Tenure: Freehold



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.

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