



**Connells**

Eastcroft Road  
Warstones Wolverhampton



### Property Description

A three bedroom semi-detached property situated in a very popular residential area of Warstones. The property is located close to all local amenities including; shops, schools, public transport links and major motorways.

The ground floor accommodation briefly comprises; porch, entrance hallway, kitchen, dining room, lounge, utility area and ground floor wc. Upstairs there is a landing giving access to the three bedrooms and the family bathroom. Outside, to the front is a driveway for several cars and to the rear is a larger than average garden.

### Location And Area

Set to the south of Wolverhampton City Centre in the Penn area ideally situated for access to the A449 route for commuting links with numerous local shops and eateries. There are also many highly regarded schools in the area.

### Approach

Set back from the roadside behind shared access to the driveway for several cars leading into the main accommodation and side gate to the rear garden.

### Porch

Ceiling spotlights and door to the entrance hallway.

### Entrance Hallway

Double radiator, ceiling light point, stairs rising to the first floor and doors to the lounge and kitchen.

### Lounge

13' 10" x 12' ( 4.22m x 3.66m )  
Double glazed window to the front, radiator and ceiling light point and access to the dining room.

### Kitchen

10' x 8' 1" ( 3.05m x 2.46m )  
Matching wall and base units with inset 1 1/2 sink and drainer, plumbing point for washing machine, integrated oven and hob, double glazed window to the rear, extractor fan, and doors to the utility area and access to the dining room.

### Dining Room

10' x 8' 1" ( 3.05m x 2.46m )

Radiator, ceiling light point, access to the lounge and double glazed sliding door to the rear garden.

### Utility

4' x 4' ( 1.22m x 1.22m )

Door to the garden and WC.

### Ground Floor Wc

Low WC, partly tiled walls and double glazed window to the rear.

### First Floor Landing

Double glazed window to the side, radiator, loft access, ceiling light point and doors to all the bedrooms and bathroom.

### Bedroom One

12' max x 12' max ( 3.66m max x 3.66m max )

Double glazed window to to the front, radiator, storage cupboard, cupboard housing the boiler and ceiling light point.

### Bedroom Two

13' x 8' ( 3.96m x 2.44m )

Double glazed window to the rear, ceiling light point, radiator and storage cupboard.

### Bedroom Three

9' max x 8' max ( 2.74m max x 2.44m max )

Double glazed window to the front, ceiling light point and radiator.

### Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, tiled walls, radiator, ceiling light point and double glazed window to the rear.

### Outside Rear

Paved patio area with lawn and central paved path, outside brick built shed and side gate to the front driveway.

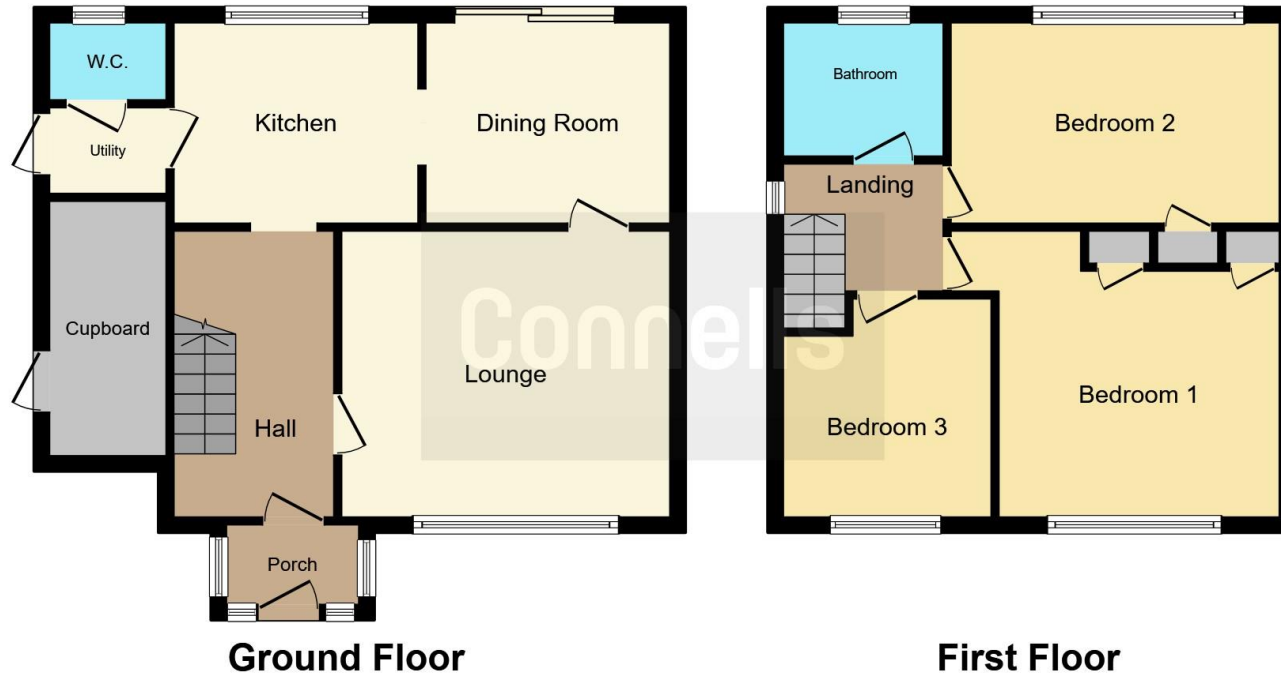
### Agents Note

Please note this property is of non-standard construction and you should seek guidance before occurring any costs.









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.

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH322219](http://connells.co.uk/Property/WVH322219)**



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