



**Connells**  
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**FOR SALE**

**Connells**

Hatton Crescent  
Wednesfield Wolverhampton



### Property Description

A highly deceptive FIVE BEDROOM semi detached family home offering wonderful and spacious living accommodation and situated in a desirable area close to New Cross hospital and Bentley Bridge retail. Viewing highly recommended to appreciate the accommodation.

Internally the property benefits from entrance hall, ground floor shower room, lounge, 32ft lounge, office/study/playroom and kitchen. To the first floor there are five bedrooms and family bathroom. Externally the property benefits from off road parking and a generous enclosed rear garden.

### Lounge

32' 8" x 10' 5" ( 9.96m x 3.17m )

Double glazed windows to front, central heating radiator, TV aerial point, door to kitchen, double glazed french doors to garden.

### Ground Floor Shower Room

Having shower cubicle with shower over, low flush wc, wash hand basin, central heating radiator, door to office/study/play room.

### Office/ Study/ Play Room

6' 3" x 11' 4" ( 1.91m x 3.45m )

Double glazed window to front, door to entrance hall.

### The Location & Area

Situated off the popular Deyncourt Road between Prestwood Road West and Cannock Road lies Hatton Crescent. Set in the area of Wednesfield which is popular for local shopping at Bentley Bridge and Wednesfield centre.

### Kitchen

19' 9" x 13' 1" ( 6.02m x 3.99m )

Double glazed windows to rear, a selection of wall and base units with roll top work surfaces, stainless steel one bowl sink and drainer, electric oven gas hob, cooker hood, plumbing for washing machine, space for fridge freezer, central heating radiator, door to entrance hall, double glazed door to garden.

### Entrance Hall

Double glazed door to front, doors to various rooms, stairs to first floor landing.



### First Floor Landing

Loft access, doors to various rooms, stairs to entrance hall.

### Bedroom One

12' 8" into bay x 10' 4" into wardrobes (3.86m into bay x 3.15m into wardrobes )

Double glazed window to front, built-in wardrobes, central heating radiator, door to landing.

### Bedroom Two

7' 9" x 6' 4" ( 2.36m x 1.93m )

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

### Bedroom Three

6' 4" x 10' 6" ( 1.93m x 3.20m )

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

### Bedroom Four

6' 3" x 7' 4" ( 1.91m x 2.24m )

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

### Bedroom Five

10' 6" x 11' 5" ( 3.20m x 3.48m )

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

### Family Bathroom

Double glazed window to rear with panelled bath with mixer taps and hand held shower, tiled wall, wash hand basin, low flush wc, door to landing.

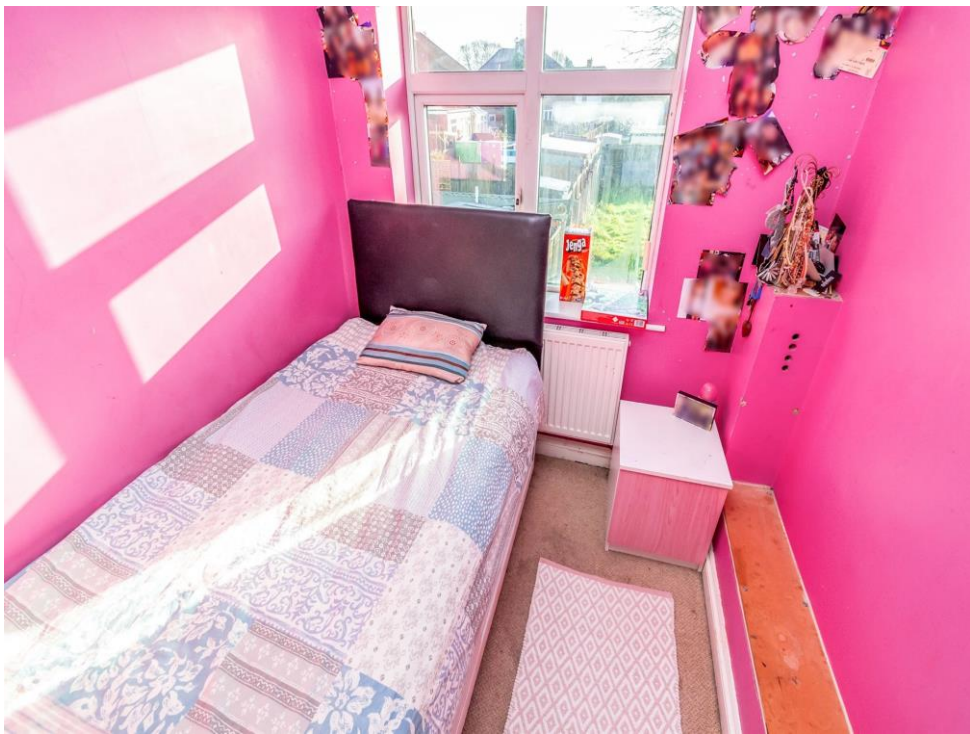
### Outside Front

Off road parking.

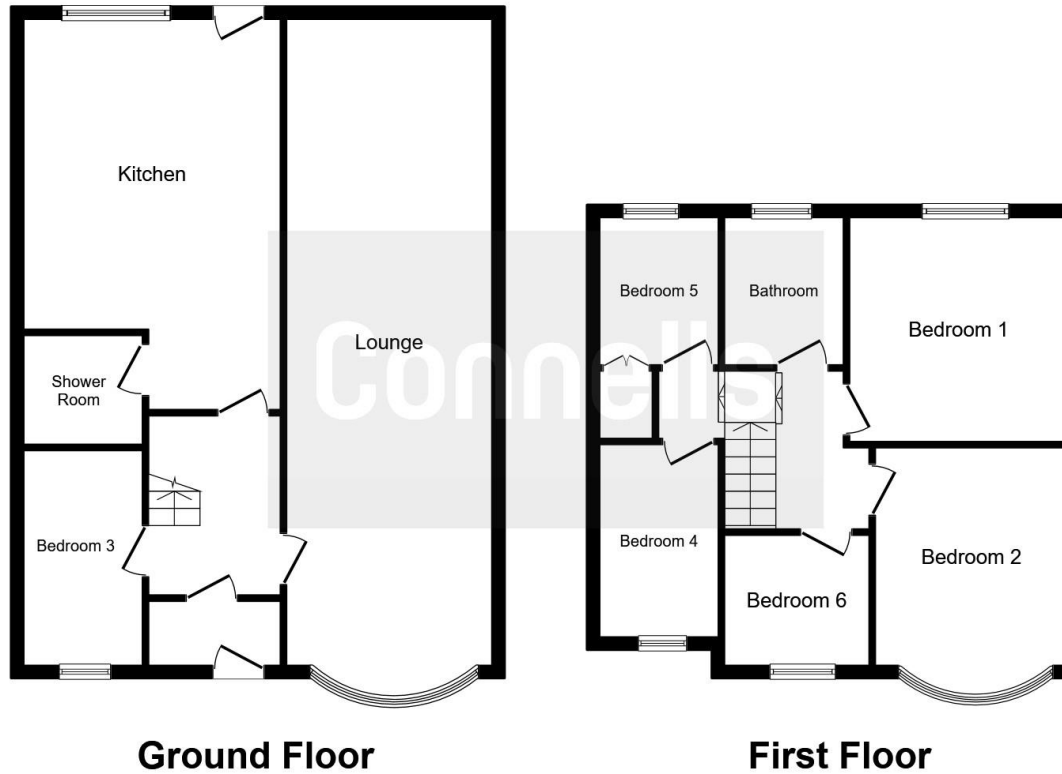
### Outside Rear

Generous panel enclosed rear garden, lawned area.









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).  
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To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH322004](http://connells.co.uk/Property/WVH322004)**

Tenure: Freehold



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