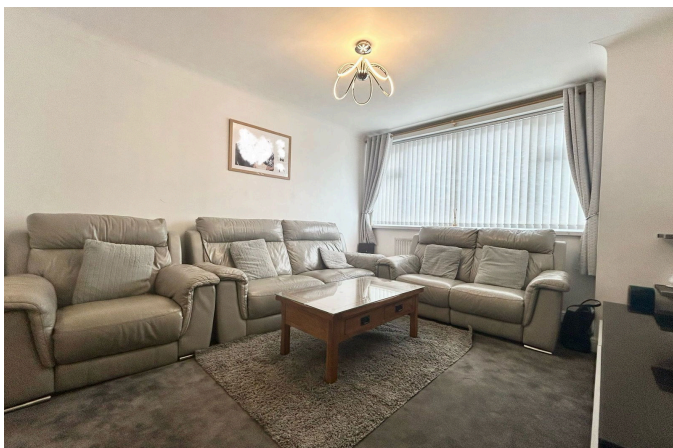


163, Dovedale Road, Ettingshall Park, Wolverhampton, West Midlands, WV4 6RE

Offers In Region Of £314,999

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- ETTINGSHALL PARK
- SEMI DETACHED HOUSE
- SPACIOUS LOUNGE THROUGH TO DINING AREA
- STYLISH FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- WELL ESTABLISHED REAR GARDEN
- DRIVEWAY TO FORE
- EPC - TBA
- COUNCIL TAX - C



Located in the ever-popular ETTINGSHALL PARK, this deceptively spacious traditional SEMI DETACHED HOUSE is perfect for families. With excellent access to schools, shops, and local amenities, the property offers a warm, practical layout. Features include a welcoming porch, hallway, THROUGH LOUNGE TO DINING AREA, stylish kitchen, utility room, guest WC, and a versatile storage room (currently used as a sitting area). Upstairs offers THREE BEDROOMS and

a modern family bathroom. Outside boasts a WELL ESTABLISHED REAR GARDEN and driveway parking to the front. Gas central heating and double glazing throughout.

Accommodation briefly comprises :-

Porch

Hallway

Through Living Room:

Lounge Area - 3.48m x 3.99m (11'5" x 13'1")

Dining Area - 3.48m x 3.3m (11'5" x 10'10")

Guest WC - 1.5m x 0.76m (4'11" x 2'6")

Kitchen (L Shape): 4.06m x 2.13m (13'4" x 7'0") & 2.18m x 3.66m (7'2" x 12'0") with various integrated appliances.

Utility Room - 2.26m x 1.24m (7'5" x 4'1")

Storage Area - 2.49m x 2.16m (8'2" x 7'1") (currently used as sitting room).

First Floor Landing

Bedroom - 3.48m x 3.33m (11'5" x 10'11") with fitted wardrobes.

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Bedroom - 2.87m x 2.36m (9'5" x 7'9") with storage cupboard.

Bathroom - 2.97m x 2.16m (9'9" x 7'1")

Outside

Well Established Rear Garden

Driveway To Fore