



WORTHINGTON ESTATES



## 83 Ettingshall Road Coseley, WV14 9UR

**Offers in the region of £195,000**

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Situated on a corner plot, this property offers generous living proportions comprising of entrance hall, two good size reception rooms, kitchen, three double bedrooms, family bathroom plus ground floor wc, stores and workshop. Benefitting from double glazing throughout, a driveway affording off road parking and a detached garage. To the rear is an enclosed garden.

Located opposite the highly regarded Manor Primary School, which has received an outstanding Ofsted report, and conveniently local to Woodcross Health Centre, the Birmingham New Road and Wolverhampton City Centre and their wide range of amenities.

With room to extend, subject to planning permission.

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### FRONT



The property has a mature front garden with an area of lawn and a hedged border. The driveway has gated access and provides off road parking for one vehicle and leads to the front entrance door, side passage entrance and to the detached garage.

### ENTRANCE HALL



A bright and spacious entrance hall having carpeted flooring, under stairs storage, radiator, window to the front, door into the living room and stairs leading to the first floor.

### LIVING ROOM

14'1" x 13'11" (4.31 x 4.26)



Having carpeted flooring, radiator, plain coving to the ceiling, window to the rear and a brick fireplace.

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### KITCHEN

9'11" x 8'11" (3.03 x 2.73)



Having carpeted flooring, radiator, wall and base units, laminate worktops and window to the rear. With space and plumbing for white goods and door leading into the side passage.

### DINING ROOM

10'11" x 9'11" (3.35 x 3.03)



Having carpeted flooring, radiator and bay window to the front. With large opening into the kitchen area.

### SIDE PASSAGE



With double doors to the front and rear leading onto the front drive and the rear garden, with doors to the wc, store and workshop.

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## LANDING



Having loft hatch providing access to the roof space above, window to the side, radiator and doors to the three bedrooms, family bathroom and airing cupboard.

## BEDROOM ONE

12'1" x 10'2" (3.70 x 3.12)



Having carpeted flooring, built in storage cupboard, radiator and window to the rear.

## BEDROOM TWO

13'8" x 8'11" (4.17 x 2.73)



Having carpeted flooring, radiator, built in storage cupboard which houses the boiler and window to the rear.



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### BEDROOM THREE

10'11" x 10'0" (3.35 x 3.05)



A third double bedroom of generous proportions having carpeted flooring, radiator and window to the front.

### FAMILY BATHROOM

7'9" x 7'1" (2.38 x 2.16)



Having carpeted flooring, radiator, obscure window to the side, built in storage cupboard, panel bath, vanity unit with hand washbasin set within and a low level wc.



### GARAGE

16'2" x 8'3" (4.95 x 2.53)



A detached garage having wooden double doors, power and door to the side.

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### REAR



A pleasant rear garden stocked with shrubs and evergreens, with a patio area and a path leading to the top of the garden.



### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

### TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### SERVICES

We are informed by the vendor that all mains services are connected.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

### FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

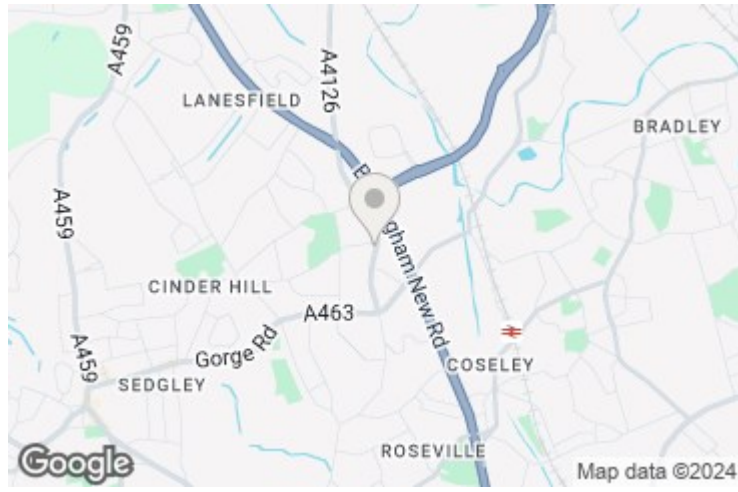
### FREE MARKET APPRAISAL

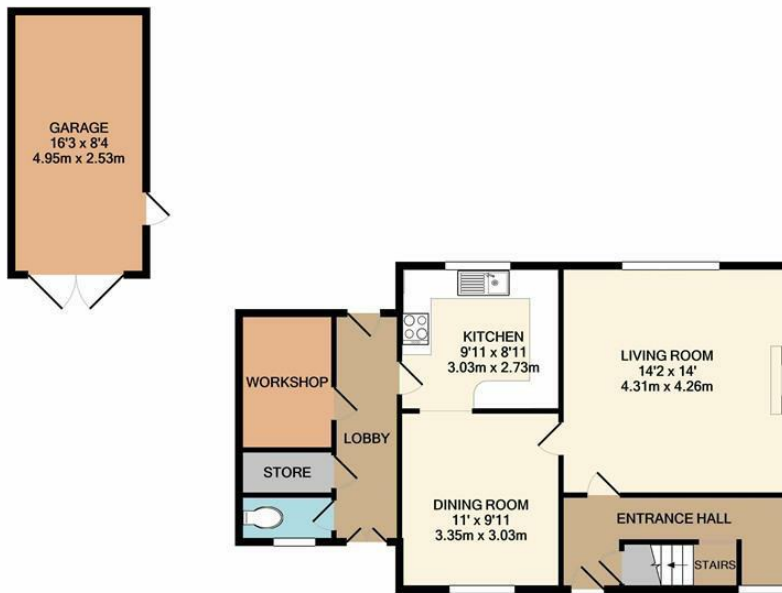
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

### COUNCIL TAX BAND - B

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 751 SQ.FT.  
(69.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	