

Connells

Ward Street
Ettingshall Wolverhampton

Ward Street
Ettingshall Wolverhampton WV2 2AA

for sale offers in the region of
£220,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented attractive three bedroom modern town house. Benefiting from being in immaculate condition, viewings is highly recommended to fully understand and appreciate. Call Connells today to book your viewing.

Internally the property briefly comprises of entrance hall, large entertainment style kitchen lounge and downstairs wc. On the first floor there are two bedrooms and a family bathroom and staircase to the top floor master suite. Externally there is two parking spaces to front, side gated access and a landscaped low maintenance rear garden.

The Location & Area

Set to the south of Wolverhampton City Centre in the Coseley area only a short distance from Coseley rail station, easy transport links to Dudley, West Bromwich and Birmingham, numerous local restaurants and shops also within easy reach.

Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor landing, door to entertainment lounge kitchen.

Entertainment Lounge Kitchen

22' 2" x 12' 2" (6.76m x 3.71m)

Double glazed window to front, a range of wall and base units, integrated oven, hob and extractor, space for various appliances, open to lounge, door to various rooms, French doors to rear garden.

Lounge Area

Door to downstairs wc, central heating radiator.

Ground Floor Wc

Low flush toilet, pedestal sink, central heating radiator, door to lounge area.

First Floor Landing

Doors to various rooms, stairs to second floor.

Bedroom Two

12' 9" x 7' 8" (3.89m x 2.34m)

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

Bedroom Three

7' 9" x 12' 2" (2.36m x 3.71m)

Two double glazed windows to front, central heading radiator, door to first floor landing.

Family Bathroom

Double glazed window to side, panelled bath with shower over, pedestal sink, extractor fan, door to first floor landing.

Second Floor Landing

Bedroom One

16' 5" x 8' 6" (5.00m x 2.59m)

Skylights to front and rear, central heating radiator, storage cupboard, door to second floor landing.

Outside Front

Driveway for two cars, side gated access leading to rear garden.

Outside Rear

Low maintenance rear garden with paved patio area, a range of mature plants, trees and shrubs, fencing.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







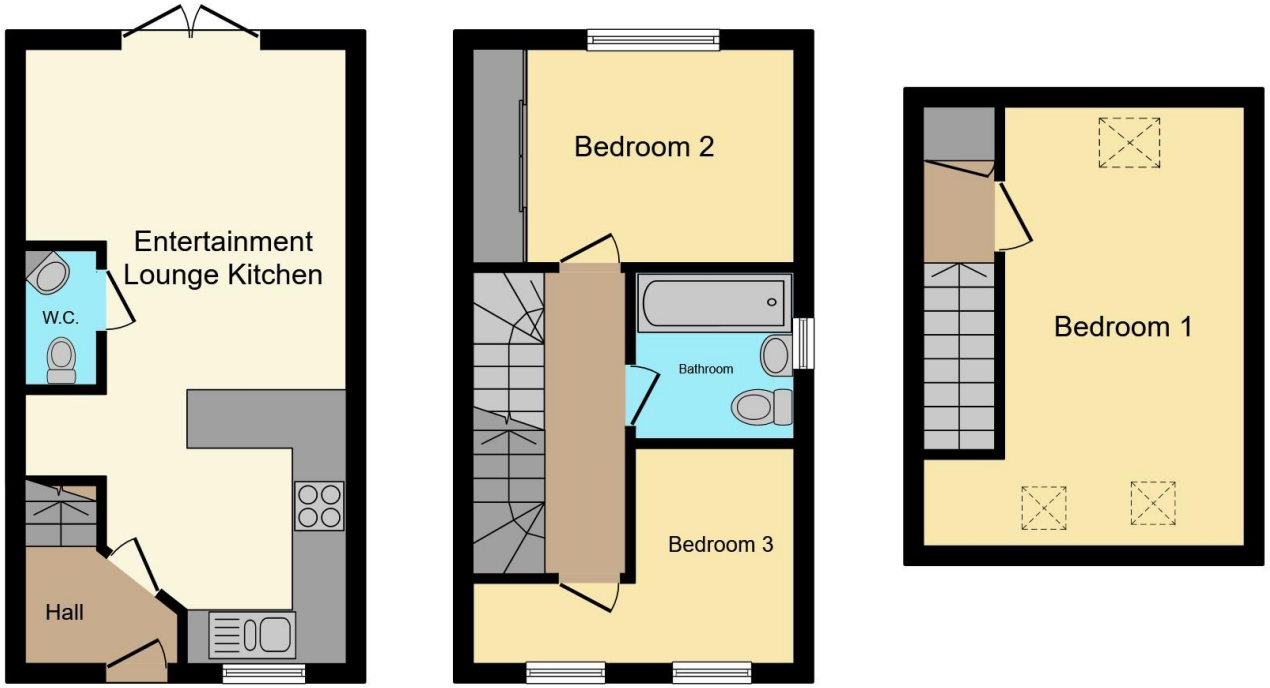












Total floor area 66.3 m² (714 sq.ft.) approx

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). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336323

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.