



Connells

Sandy Crescent
Ashmore Park Wolverhampton

Sandy Crescent Ashmore Park Wolverhampton WV11 2LU

for sale
£210,000



Property Description

Connells Wolverhampton offers Sandy Crescent, which offers no upward chain on Ashmore Park.

Offering spacious accommodation throughout this semi detached property is an ideal first time purchase or growing family.

Ground floor offers two reception rooms, entrance porch, hallway and kitchen dining area that has been extended.

Upstairs offers three good size bedrooms and bathroom.

Externally property offers an ample gated driveway, side access to the generous rear garden.

Location And Area

Situated on the ever popular Ashmore Park estate Sandy Crescent is situated off Ashmore Avenue which links to Griffiths Drive where there is a wonderful selection of local shopping, doctors and schools also nearby along with bus routes to Wednesfield and Wolverhampton City centre.

Entrance Porch

Double glazed door to front, double glazed window, single glazed door to entrance hallway.

Entrance Hallway

Alarm panel, laminate flooring, stairs to first floor landing, understairs storage cupboard, central heated radiator.

Lounge

13' 8" x 11' 7" (4.17m x 3.53m)

Double glazed window to front, laminate flooring, feature fireplace housing the gas fire and central heated radiator.

Sitting Room

18' 9" x 11' 11" (5.71m x 3.63m)

Double glazed patio doors to rear garden, central heated radiator, gas fire with back boiler.

Kitchen Diner

16' 3" x 6' 11" (4.95m x 2.11m)

Fully fitted kitchen with a range of wall and base units, double glazed window to side and rear, complimentary tiling, worksurfaces, sink drainer, central heated radiator.



First Floor Landing

Doors to various rooms, stairs to entrance hall, loft access.

Bedroom One

13' 11" x 11' 3" (4.24m x 3.43m)

Double glazed window, central heated radiator, cupboard.

Bedroom Two

10' 3" x 10' 8" (3.12m x 3.25m)

Double glazed window to rear, central heated radiator, airing cupboard housing tank.

Bedroom Three

8' 4" x 8' 8" (2.54m x 2.64m)

Double glazed window to front, central heated radiator.

Bathroom

Double glazed window to rear, central heated radiator, wash hand basin, low level wc, bath, tiling.

Outside Front

gated driveway providing ample off road parking, gated side access to rear.

Outside Rear

Patio slabbed area, lawn.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/WVH335462](https://www.connells.co.uk/Property/WVH335462)



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335462 - 0002