



**Connells**

Ward Street  
Ettingshall Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and spacious three bedroom detached family property in a popular residential location. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate.

The property comprises of entrance porch, lounge, large entertainment kitchen diner with french doors to rear garden and downstairs wc. On the first floor there are a selection of three bedrooms, master en-suite shower room and family bathroom. Externally there is a large garden with wc, garage, off road parking & enclosed 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 Porch

Double glazed door to front, central heating radiator, door to lounge.

### Lounge

16' 4" x 10' 3" ( 4.98m x 3.12m )

Double glazed window to front, central heating radiator, underfloor heating, door to inner hall.

### Inner Hall

Stairs to first floor landing, door to downstairs wc, door to kitchen diner.

### Entertainment Kitchen Diner

7' 8" x 18' 10" max ( 2.34m x 5.74m max )

Double glazed window to rear, french doors to rear, space for dining table and chairs, central heating radiator, a range of wall and base units with integrated oven, hob and extractor, inset sink, space for various appliances, door to inner hall, underfloor heating.

### Downstairs Wc

Wash hand basin, low flush toilet, underfloor heating, door to inner hall.

## First Floor Landing

Doors to various rooms.

## Bedroom One

14' 1" x 9' 8" ( 4.29m x 2.95m )

Two double glazed window to front, central heating radiator, door to first floor landing, door to en-suite.

## En-Suite

Double glazed window to front,, low flush toilet, pedestal sink, shower cubicle.

## Bedroom Two

9' 10" x 7' 10" ( 3.00m x 2.39m )

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

## Bedroom Three

11' 3" x 8' 8" ( 3.43m x 2.64m )

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

## Family Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

## Garden Room/ Office

15' 4" x 8' 8" ( 4.67m x 2.64m )

Double glazed french doors to front, double glazed window to side, door to wc with a low flush toilet and wash hand basin.

## Garage

16' 1" x 8' 2" ( 4.90m x 2.49m )

Up and over door to front.



## Outside Front

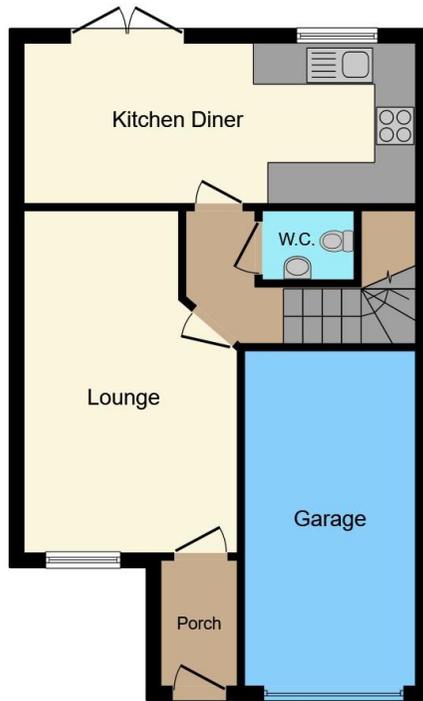
Tarmac driveway area.

## Outside Rear

Good size enclosed garden, paved patio area, side gated access.



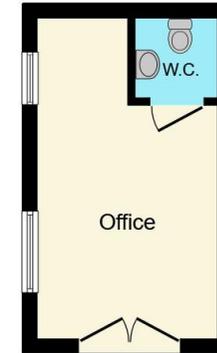




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 104.7 m<sup>2</sup> (1,127 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: B    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333603](http://connells.co.uk/Property/WVH333603)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH333603 - 0002