



**Connells**

Hatton Crescent  
Wednesfield Wolverhampton



## Property Description

Connells Wolverhampton are delighted to present to market this stunning three bedroom semi detached home located on a corner plot and benefiting from NO UPWARD CHAIN. A fantastic family home renovated to an extremely high standard, this property is sure to be a popular choice. Well located for nearby amenities, transport links, New Cross hospital and Bentley Bridge retail park. Viewings is highly recommended, call Connells today to book a viewing on this magnificent family home.

Internally the property comprises porch, entrance hall with solid oak handrail and glass balustrade, 35ft through lounge diner adorned with natural light with extremely high finishes provides a fantastic space to relax and dine with family and friends. A stunning fitted kitchen with a variety of integrated appliances provides a modern living experience. Upstairs there are three bedrooms, two of which boast fitted wardrobes and a stylish family bathroom completed the internal accommodation. Externally the property continues to impress with a landscaped enclosed rear garden perfect for relaxing on summer days and block paved driveway and access to a 19ft garage provides off road parking and storage solutions (with potential to convert subject to relevant permissions).

## The Location & Area

Situated off the popular Deyncourt Road between Prestwood Road West and Cannock Road lies Hatton Crescent. Set in the area of Wednesfield which is popular for local shopping at Bentley Bridge and Wednesfield centre.

## Entrance Porch

Double glazed composite door to front, double glazed patio doors to entrance hall.

## Entrance Hall

Double glazed patio doors to front, stairs to first floor landing, central heating radiator.

## Lounge Diner

35' 3" into bay x 10' 5" into recess ( 10.74m into bay x 3.17m into recess )

Double glazed bay window to front, double glazed windows to rear and side, three central heating radiator.

## Kitchen

14' 11" max x 10' 6" max ( 4.55m max x 3.20m max )

Two double glazed windows to rear, a range of wall and base units with work surfaces, sink and drainer, integrated electric oven, electric hob, wall radiator, integrated appliances to include fridge freezer, microwave, wine cooler, access to garage, double glazed door to side leading to the garden.



### First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

### Bedroom One

12' 11" into bay x 10' ( 3.94m into bay x 3.05m )

Double glazed bay window to front, central heating radiator, fitted wardrobes.

### Bedroom Two

11' 6" x 10' 6" ( 3.51m x 3.20m )

Double glazed window to rear, central heating radiator, fitted wardrobes.

### Bedroom Three

6' 11" x 6' 4" ( 2.11m x 1.93m )

Double glazed window to front, central heating radiator.

### Bathroom

Double glazed window to rear, wc and wash hand basin vanity unit, bath with mixer taps and shower over, extractor fan, heated towel rail.

### Outside Front

Block paved driveway, lawned area, borders and shrubs, access to garage.

### Garage

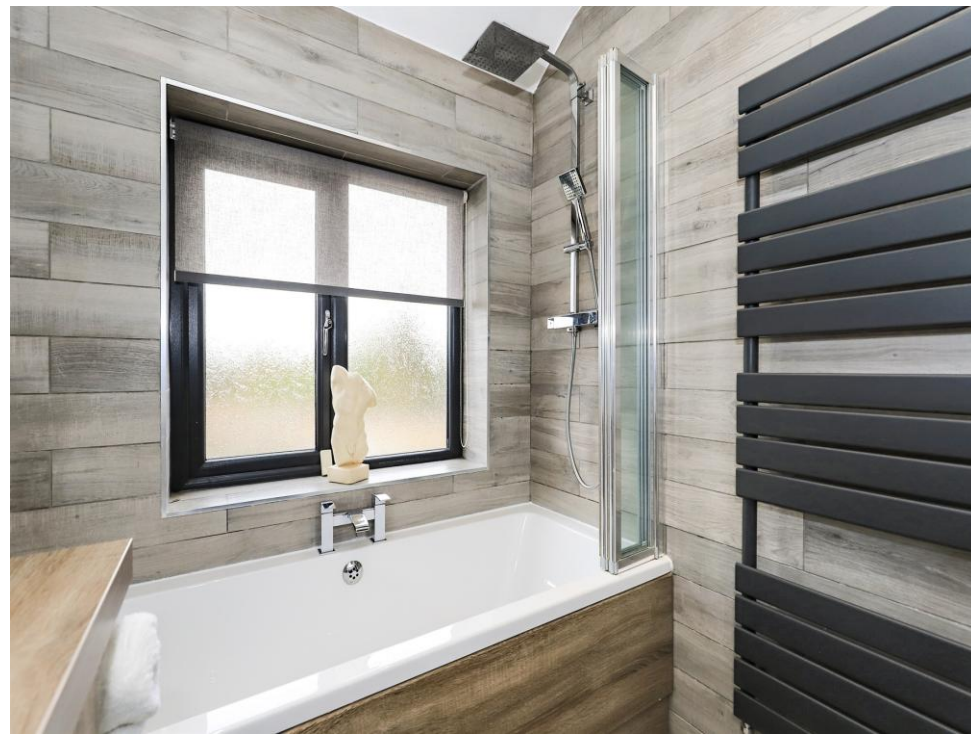
19' 5" x 13' 7" ( 5.92m x 4.14m )

Electric roller door, power, lighting, plumbing for appliances.

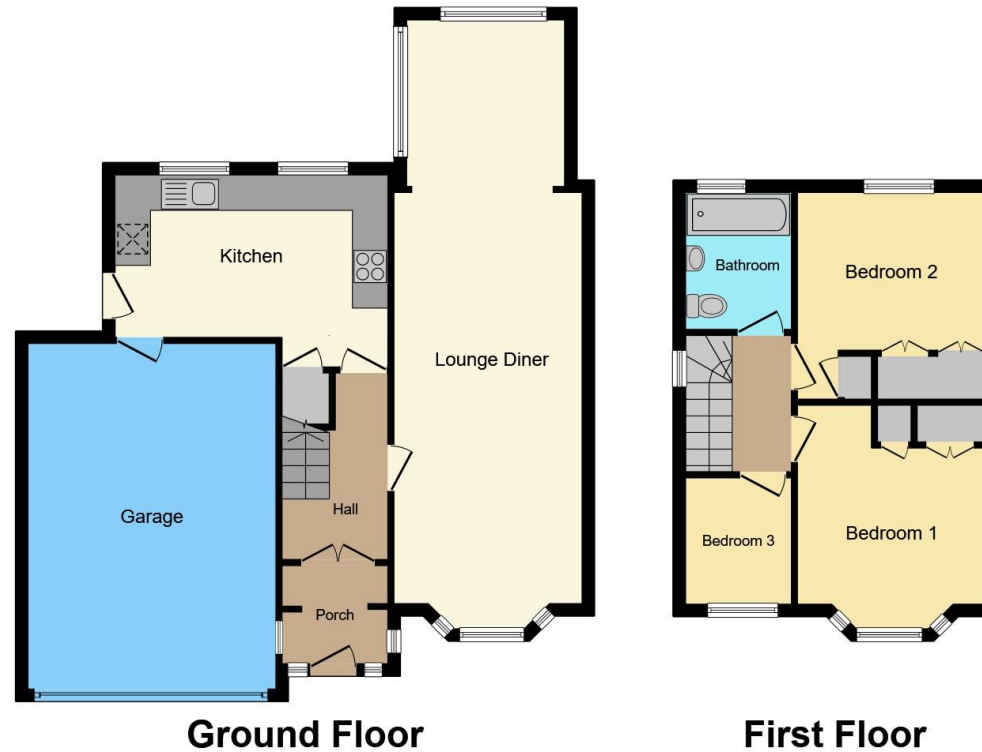
### Outside Rear

Patio area, lawned area.









**Total floor area 115.3 m<sup>2</sup> (1,241 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)



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EPC Rating: C Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334731](http://connells.co.uk/Property/WVH334731)**



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.

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