



**Connells**

Farrington Road  
Ettingshall Park Wolverhampton



# Farrington Road Ettingshall Park Wolverhampton WV4 6QH

for sale offers in the region of  
**£499,999**



## Property Description

Connells Wolverhampton are delighted to presented this attractive family home located on the ever popular Ettingshall Park Estate. Beautifully presented throughout and exuding kerb appeal, this ideal family home must be viewed in order to fully appreciate the accommodation on offer.

Internally the property comprises of lounge with feature log burner, stunning kitchen diner with centre island and a variety of integrated appliances, including oven, microwave, fridge freezer and dishwasher. Also located on the ground floor is a guest wc, cosy snug and utility.

On the first there are four good sized bedrooms, master en-suite, stylish family bathroom and access to loft room with play room.

Externally there is a detached annex offering further open plan living space throughout the lounge and kitchen area with wc, tiled wetroom and first floor bedroom completing the accommodation. The remaining garden space is low maintenance with direct rear access to Sedgley Beacon. Finally to the front of the property there is a generous block paved driveway offering ample off road parking.

## Location And Area

Set in the Ettingshall Park area in a popular residential estate approximately 1.3 miles away from Coseley rail station. With a fantastic selection of local schools. Easy access is available to Birmingham New Road with transport links to Dudley, Wolverhampton and Birmingham city.

## Lounge

18' 3" x 10' 10" plus bay ( 5.56m x 3.30m plus bay )

Double glazed doors to front, double glazed bay window to front, two radiators log burner, stairs to first floor landing.

## Kitchen Diner

18' 3" x 10' 10" ( 5.56m x 3.30m )

Double glazed window to rear, range of wall and base units, worksurfaces, sink drainer, integrated electric oven, five ring gas hob, integrated microwave and plate warmer, integrated fridge freezer, integrated dishwasher, centre island, radiator, double glazed patio doors to rear garden, door to wc.

## Guest Wc

Wash hand basin, wc, radiator, tiled walls and flooring.

## Snug

12' 4" x 9' 8" ( 3.76m x 2.95m )

Double glazed sliding doors to rear garden, radiator, electric fire place.

## Utility

16' x 7' 10" ( 4.88m x 2.39m )

Double glazed window to front, radiator, plumbing for appliances, double glazed door to side with access to passage.

## First Floor Landing

Double glazed window to front, radiator, doors to various rooms, stairs to loft room.

## Bedroom One

13' 1" x 9' 2" max ( 3.99m x 2.79m max )

Double glazed window to rear, radiator, walk in wardrobe, door to en-suite.

## En-Suite

Double glazed window to front, wc, wash hand basin, shower cubicle, extractor fan, heated towel rail, tiled walls and flooring.

## Bedroom Two

12' 11" x 8' 8" ( 3.94m x 2.64m )

Double glazed window to rear, radiator, fitted wardrobe, storage cupboard.

## Bedroom Three

11' 1" x 10' 10" ( 3.38m x 3.30m )

Two double glazed windows to front, radiator.

## Bedroom Four

8' 2" x 7' 9" ( 2.49m x 2.36m )

Double glazed window to front, radiator.

## Famioly Bathroom

Double glazed window to rear, wc, wash hand basin, corner bath tub, separate shower cubical, heated towel rail, tiled walls and flooring.

## Loft Room

24' 1" x 9' 7" ( 7.34m x 2.92m )

Three double glazed skylights, radiator, two built in eves storage cupboards, door to playroom.

## Playroom

12' 10" x 7' 4" ( 3.91m x 2.24m )

Double glazed skylights.

## Detached Annex

### Open Plan Kitchen Living

48' 7" x 19' max ( 14.81m x 5.79m max )

Three double glazed windows to front, double glazed door to front, double glazed patio doors to side, stairs to bedroom, air conditioning, alarm panel, wall and base units with worksurfaces, stainless steel sink drainer, doors to wc and wet room.

### Wc

wc, wash hand basin, double glazed window to side.

### Wet Room

Double glazed window to side, shower head, heated towel rail, tiled walls and flooring.

### Annex Bedroom

12' 2" x 11' 5" ( 3.71m x 3.48m )

Double glazed window to front and side, eves storage.

### Outside Front

Generous block paved driveway, side passage with log stores.

### Outside Rear

Ample patio, borders, side lean to, outdoor tap, storage shed, gated rear access to Sedgley Beacon.















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EPC Rating: G Council Tax  
 Band: D

Tenure: Freehold

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