



**Connells**

Coningsby Drive  
Ettingshall Wolverhampton



### Property Description

Connells Wolverhampton are delighted to present to market this modern detached family home located on a popular estate nearby to local amenities and transport links, particularly Priestfield tram stop. Viewing is highly recommended to appreciate this fantastic opportunity for families, call Connells to arrange a viewing. The property benefits from having solar panels that the Vendor advises are owned.

The internal accommodation comprises of a welcoming entrance hall giving access to a through lounge diner with feature patio doors to rear, stylish kitchen diner with adjoining utility room and ground floor wc. Upstairs there are four good size bedrooms, the master of boasts built in wardrobes and ensuite. A modern family bathroom completes the internal accommodation. Externally the property continues to impress with an enclosed garden space to rear, perfect to entertaining friends and family, meanwhile a double driveway with EV charging point and semi detached garage ideal for storage is located to the front/side of the property.

### The Location & Area

Set to the south east of Wolverhampton City Centre in the Ettingshall area just off Ettingshall Road on a popular modern residential estate with easy access to Birmingham New Road and Black Country Route for commuting links. Coseley Rail Station and Wolverhampton Rail Station are both approximately 2 miles away and numerous local schools and shops are available nearby.

### Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor landing, access to wc.

### Ground Floor Wc

Wc with bidet, wash hand basin, central heating radiator, extractor fan, laminate floor.

### Lounge Diner

20' 2" x 10' 9" ( 6.15m x 3.28m )

Double glazed window to front and side, two central heating radiators, double glazed patio doors to rear giving access to the garage.

### Kitchen Diner

20' 3" x 12' 7" max ( 6.17m x 3.84m max )

Double glazed window to front and side, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven with gas hob, central heating radiator, store cupboard/pantry, access to utility room.

### Utility Room

6' 7" x 5' ( 2.01m x 1.52m )

Wall and base units with work surfaces, stainless steel and drainer, extractor fan, central heating radiator, plumbing for appliances, double glazed door to rear leading to garden.

### First Floor Landing

Loft access, storage cupboard, doors to various room.

### Bedroom One

11' 1" into wardrobe x 10' 11" ( 3.38m into wardrobe x 3.33m )

Double glazed window to rear, central heating radiator, built-in wardrobe, door to en-suite.

### En-Suite

Double glazed window to rear, wc, wash hand basin, shower cubicle, extractor fan, central heating radiator, shaver point, part tiled walls, laminate flooring.

### Bedroom Two

11' 2" max x 9' 8" max ( 3.40m max x 2.95m max )

Double glazed window to side and rear, central heating radiator.

### Bedroom Three

Double glazed window to front and side, central heating radiator.

### Bedroom Four

8' 9" x 7' 10" plus recess ( 2.67m x 2.39m plus recess )

Double glazed window to front, central heating radiator.

### Family Bathroom

Double glazed window to front, wc with bidet, wash hand basin, bath with mixer taps, extractor fan, central heating radiator, part tiled walls, laminate flooring.

### Outside Front

Double tandem driveway with EV charging point, access to garage.

### Semi Detached Garage

18' 10" x 9' 8" ( 5.74m x 2.95m )

Up and over door, power, lighting.

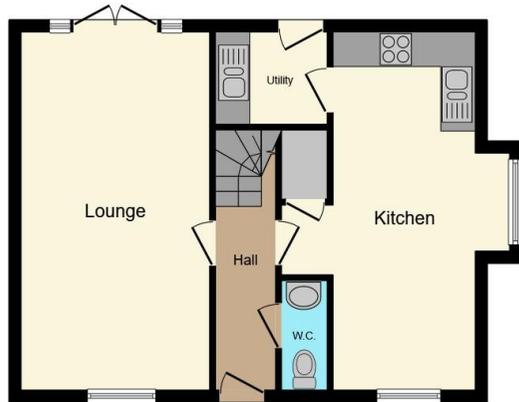
### Outside Rear

Patio area, lawned area, outdoor lights, gated side access.

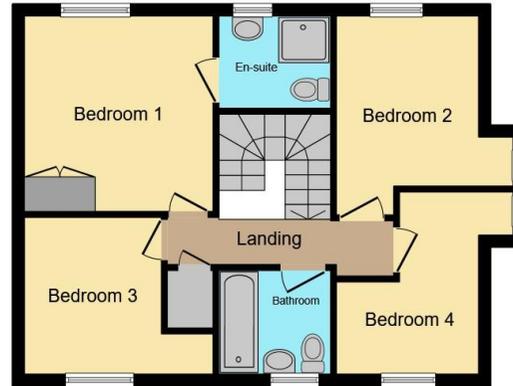








**Ground Floor**



**First Floor**



**Garage**

Total floor area 113.3 m<sup>2</sup> (1,220 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

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334871](http://connells.co.uk/Property/WVH334871)**



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