



**Connells**

Usworth Close  
Ettingshall Wolverhampton



### Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch are proud to bring to market this three story, three bedroom end-terraced modern family home situated in the popular area of Ettingshall and boasts no onward chain.

Internally the property comprises of an entrance hall leading to an open plan kitchen/ lounge with the benefit to having access to a convenient ground floor wc. On the first floor there are two generously sized bedrooms and a first floor shower room. Heading to the second floor is a useful storage cupboard with access to the main bedroom.

Externally to the front there is allocated parking whilst to the rear is a low maintenance rear garden.

Viewing is highly recommended and would be suitable for first time buyers and small families.

### Entrance Hall

Radiator, ceiling light point, stairs rising to the first floor and door to the open plan kitchen/lounge.

### Lounge/ Kitchen

22' 1" max x 12' 2" max ( 6.73m max x 3.71m max )

Matching wall and base units with inset sink and drainer with spray mixer tap, integrated oven, four ring gas hob with extractor hood above, partly tiled walls, wall mounted boiler, double glazed window to the front, two ceiling light points, two radiators, door to the ground floor WC and French doors to the rear garden.

### Ground Floor Wc

Low flush WC, extractor fan, ceiling light point, wash hand basin unit and radiator.

### Location And Area

Situated close to the main Bilston Road which offers fantastic commuting access to Wolverhampton City centre and Bilston shopping areas. The popular metro route into Birmingham City centre is also just a stone's throw away. Further shopping can be found within Bentley Bridge and Wednesfield shopping centre and there is a fantastic selection of local schools nearby.



## First Floor Landing

Ceiling light point, doors to both bedrooms and shower room and stairs rising to the second floor.

## Bedroom Two

12' 2" x 7' 9" into wardrobe ( 3.71m x 2.36m into wardrobe )

Double glazed window to the rear, ceiling light point and radiator.

## Bedroom Three

12' 1" max x 7' 7" max ( 3.68m max x 2.31m max )

Ceiling light point, two double glazed windows to the front and radiator.

## Shower Room

Shower cubicle, wash hand basin unit, low flush WC, extractor fan, partly tiled walls, ceiling light point, radiator and double glazed window to the side.

## Second Floor Landing

Ceiling light point and storage cupboard.

## Bedroom One

16' 1" max x 8' 10" min ( 4.90m max x 2.69m min )

Three skylight windows, radiator, loft access and ceiling light point.

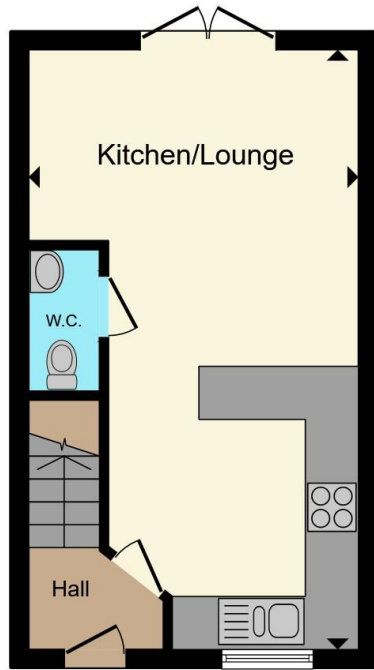
## Rear Garden

Paved patio with shelter above and steps down lean to a further patio area with lawn and composite shed. Garden also benefits from having a side gated access.

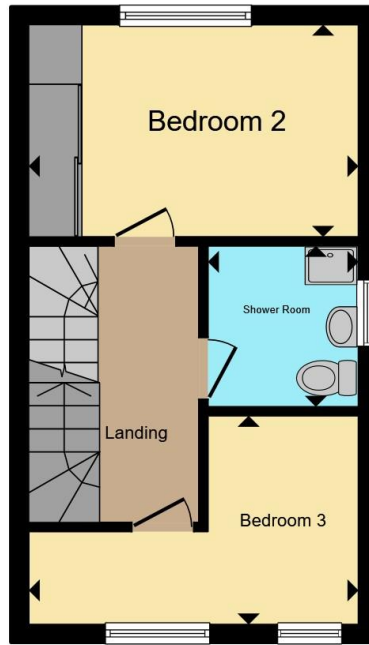




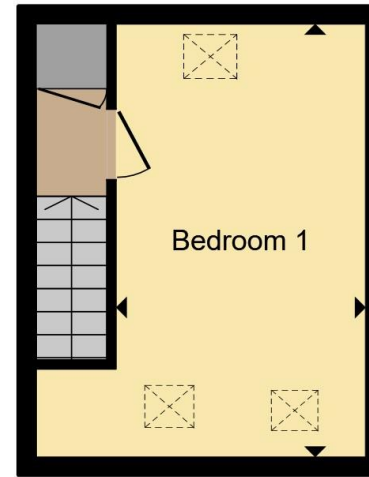




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 68.7 m<sup>2</sup> (739 sq.ft.) approx

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EPC Rating: B Council Tax Band: B

Tenure: Freehold

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