



**Connells**

Brindley Avenue  
Ashmore Park Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi detached family property on a popular residential estate. Benefiting from abundance of external and internal space, this property should be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, sitting room and utility area. On the first floor there are three spacious bedrooms and family shower room. Externally there is a large driveway to front affording off road parking with wall and wrought iron railings and good size enclosed rear garden which is ideal for families.

### The Location & Area

Situated on the ever popular Ashmore Park estate which has a fantastic selection of schools, doctors, dentists, nurseries and bus links in Wednesfield and Bentley Bridge retail park. The M54 and M6 motorways are also relatively nearby.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to porch, oak staircase, central heating radiator, understair storage, doors to various rooms.

### Lounge

11' 4" x 14' 2" ( 3.45m x 4.32m )

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

### Dining Room

10' 6" x 12' ( 3.20m x 3.66m )

Sliding door to rear garden, central heating radiator, door to entrance hall.

### Kitchen

7' 7" x 10' ( 2.31m x 3.05m )

Double glazed window to rear, a range of wall and base units with integrated oven, hob and extractor, space for various appliances, door to side utility area, door to entrance hall.

### Utility Area

12' 8" x 5' 7" ( 3.86m x 1.70m )

Double glazed door to rear garden, open to sitting room.

### Sitting Room

9' 10" x 9' 2" ( 3.00m x 2.79m )

Double glazed window to front, central heating radiator, double glazed door to front.



### First Floor Landing

Doors to various rooms.

### Bedroom One

11' 2" x 10' 6" ( 3.40m x 3.20m )

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

### Bedroom Two

12' 5" x 10' 6" ( 3.78m x 3.20m )

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

### Bedroom Three

8' 11" x 8' 6" ( 2.72m x 2.59m )

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

### Family Shower Room

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

### Outside Front

Tarmac with block paved edging driveway providing ample off road parking, brick wall, wrought iron railings.

### Outside Rear

Enclosed rear garden with lawned area, plants, trees and shrubs.









**Ground Floor**



**First Floor**

Total floor area 98.7 m<sup>2</sup> (1,062 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: B

Tenure: Freehold

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