



**Connells**

Hatton Crescent  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton are delighted to present the market this bay fronted semi-detached home being sold with no onward chain. Occupying a large corner plot location and offering excellent potential throughout this home promises to be the ideal choice for growing families.

Internally comprising of an entrance porch, entrance hall, 24ft through lounge diner providing an excellent space to entertain friends and family, fitted kitchen with adjoining utility, ground floor wc, part built conservatory to rear providing further scope for additional living following completion. On the first floor there are three bedrooms and a family bathroom.

The true gem of this home is the external space, with a corner plot location providing large rear garden with breeze block outbuilding, offering a flexible space to serve as a home office or entertainment space. The remainder of the garden also provides excellent potential to create you idyllic outdoor space. To the front there is a driveway and access to the 14ft garage ideal for storage or conversion subject to planning permission.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And 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 door to front, door to entrance hall,

### Entrance Hall

Door to entrance porch, stairs to first floor landing, radiator.

### Through Lounge Diner

Double glazed bay window to front, double glazed window to rear, radiator, gas fireplace, double glazed door to rear.

### Kitchen

Two double glazed windows to rear, range of wall and base units with worksurfaces above, sink drainer, radiator, pantry/ store cupboard, double glazed door to side giving access to the utility area, wc and garage spaces.

### Utility

Double glazed window to rear, radiator, double glazed door to rear garden.

## Ground Floor Wc

Wc, wash hand basin, extractor fan.

## Garage

Up and over door, lighting.

## First Floor Landing

Double glazed window to side, loft access.

## Bedroom One

Double glazed bay window to front, radiator.

## Bedroom Two

Double glazed window to rear, radiator.

## Bedroom Three

Double glazed window to front, radiator.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps, shower over, radiator, store cupboard, tiled walls.

## Outside Front

Driveway, access to garage.

## Outside Rear

Large rear garden with a base for conservatory (part built) lawn, borders and shrubs, two storage sheds, outdoor lights, outdoor tap, breeze block outbuilding.

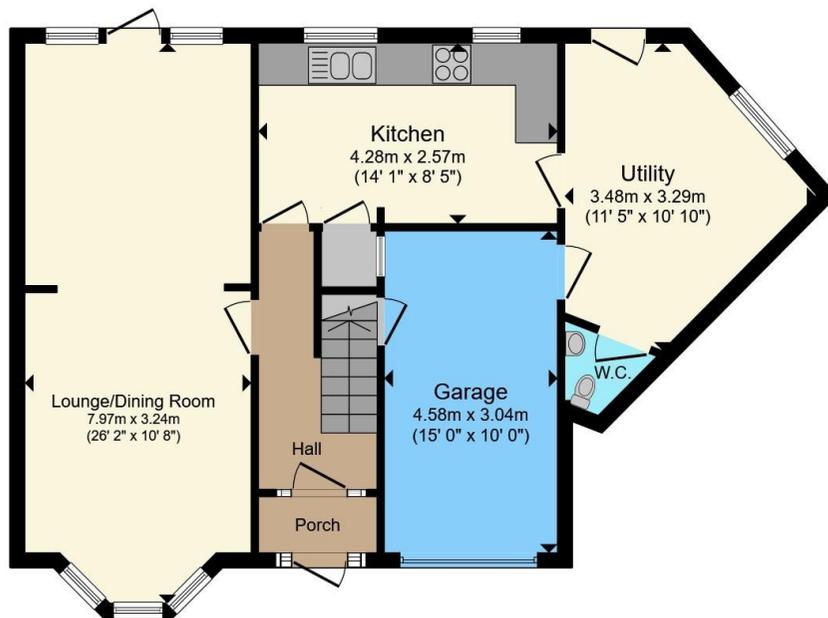
## Outbuilding

Two single glazed windows to side, access door to front, power and lighting.

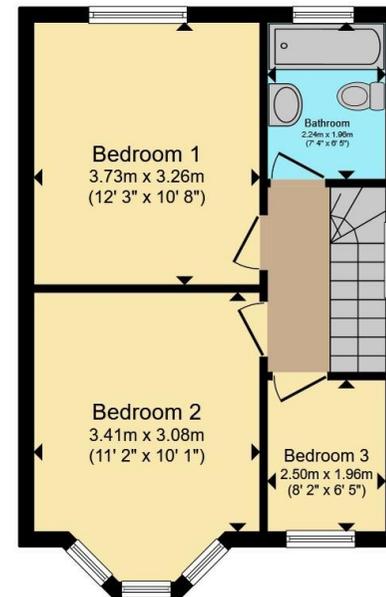








**Ground Floor**



**First Floor**

Total floor area 106.6 m<sup>2</sup> (1,147 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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334303](http://connells.co.uk/Property/WVH334303)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334303 - 0002