



Connells

Sandy Crescent
Ashmore Park Wolverhampton

Sandy Crescent Ashmore Park Wolverhampton WV11 2LU

for sale offers over
£240,000



Property Description

Connells Wolverhampton branch is delighted to bring to the market this well presented three bedroom semi detached family home in the popular Ashmore Park area and also boasts no onward chain.

Internally the property comprises of an entrance hallway which leads to a spacious lounge through lounge / dining room and a modern and stylish kitchen. The ground floor is complete with two conservatory's. As you head upstairs you'll find three bedrooms and a shower room.

Outside, this home benefits from having a generous driveway for off-road parking, while the rear offers a well presented rear garden for the family to enjoy.

Don't miss your chance to view this fantastic home. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated on the ever popular Ashmore Park estate Sandy Crescent is situated off Ashmore Avenue which links to Griffiths Drive where there is a wonderful selection of local shopping, doctors and schools also nearby along with bus routes to Wednesfield and Wolverhampton City centre.

Approach

Off road parking to front, gravelled frontage with access to the main accommodation and side conservatory.

Entrance Hallway

Double glazed door to front, stairs to first floor landing, radiator, under stairs storage cupboard, doors to lounge/ dining room and kitchen.

Lounge/ Dining Room

21' 5" max x 13' 6" max (6.53m max x 4.11m max)

Double glazed window to front, two radiators, french doors to conservatory, door to hallway.

Kitchen

7' 5" x 6' 4" (2.26m x 1.93m)

Double glazed window to rear, matching wall and base units with inset stainless steel sink drainer with mixer tap, four ring gas hob with extractor hood above, plumbing point for washing machine, radiator, doors to hall and side conservatory.

Conservatory

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed windows, ceiling fan, doors to rear garden and lounge/ dining room.

Side Conservatory

22' 7" x 6' 3" (6.88m x 1.91m)

Double glazed windows, two wall lights, radiator, doors to rear, kitchen and front.



First Floor Landing

Double glazed window to side, loft access, doors to all bedrooms and shower room.

Bedroom One

11' 4" max x 11' 2" max (3.45m max x 3.40m max)

Double glazed window to front, radiator, fitted wardrobe.

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed window to front, radiator.

Shower Room

Double glazed window to rear, shower cubicle, low flush wc, wash hand basin, tiled walls, heated towel rail, extractor fan, ceiling spotlights, double glazed window to rear.

Outside Rear

Paved patio area with lawn, timber fencing, mature trees, outside tap and side gate.









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.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334493



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH334493 - 0003