



**Connells**

Eastfield Road  
Eastfield Wolverhampton



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious well presented three bedroom semi detached family home situated in the popular area of Eastfield in a cul-de-sac location. The property benefits from having a hard wired fire alarm system with battery backup. Viewings are highly recommended for first time buyers, investors or families. Call Connells today to book your viewing.

Internally the property comprises of entrance hall leading to a spacious lounge, modern stylish kitchen and a convenient ground floor wc. Heading upstairs you will find three generous bedrooms and a beautifully styled modern bathroom. Heading outside to the front is ample off road parking and to the rear is well presented and maintained garden with an added benefit of a heat pump.

### Approach

Set back from the roadside behind a block paved driveway with gravel areas, electric car charging point, side gate.

### Entrance Hall

Door to front, stairs rising to first floor landing, central heating radiator, doors to lounge, kitchen and ground floor wc.

### Lounge

15' 9" max x 11' 1" max ( 4.80m max x 3.38m max )

Double glazed window to front, ceiling light point, two central heating radiators, french doors to rear garden, door to entrance hall.

### Ground Floor Wc

Double glazed window to front, low flush wc, wash hand basin unit, ceiling light point, heated towel rail.

### The Location & Area

Set to the east of Wolverhampton City Centre approximately half a mile away from Wolverhampton Rail Station and close to popular schooling, City Dental Practice and New Cross Hospital less than a mile away. Shopping facilities provided by Wolverhampton City Centre and Bentley Bridge Retail Park.

### Kitchen

12' 4" max x 11' 3" max ( 3.76m max x 3.43m max )

Matching wall and base units, composite sink and drainer with mixer tap, plumbing for washing machine and dishwasher, cooker point, space for fridge freezer, part tiled walls, ceiling spotlights, central heating radiator, double glazed windows to rear and side, doors to rear garden and entrance hall.



### First Floor Landing

Double glazed window to front, double glazed window to side, doors to various rooms.

### Bedroom One

14' 6" x 8' 11" ( 4.42m x 2.72m )

Double glazed window to rear, ceiling light point, central heating radiator.

### Bedroom Two

11' 3" x 6' 8" ( 3.43m x 2.03m )

Double glazed window to front, ceiling light point, central heating radiator.

### Bedroom Three

8' 10" x 7' 1" ( 2.69m x 2.16m )

Double glazed window to rear, ceiling light point, central heating radiator.

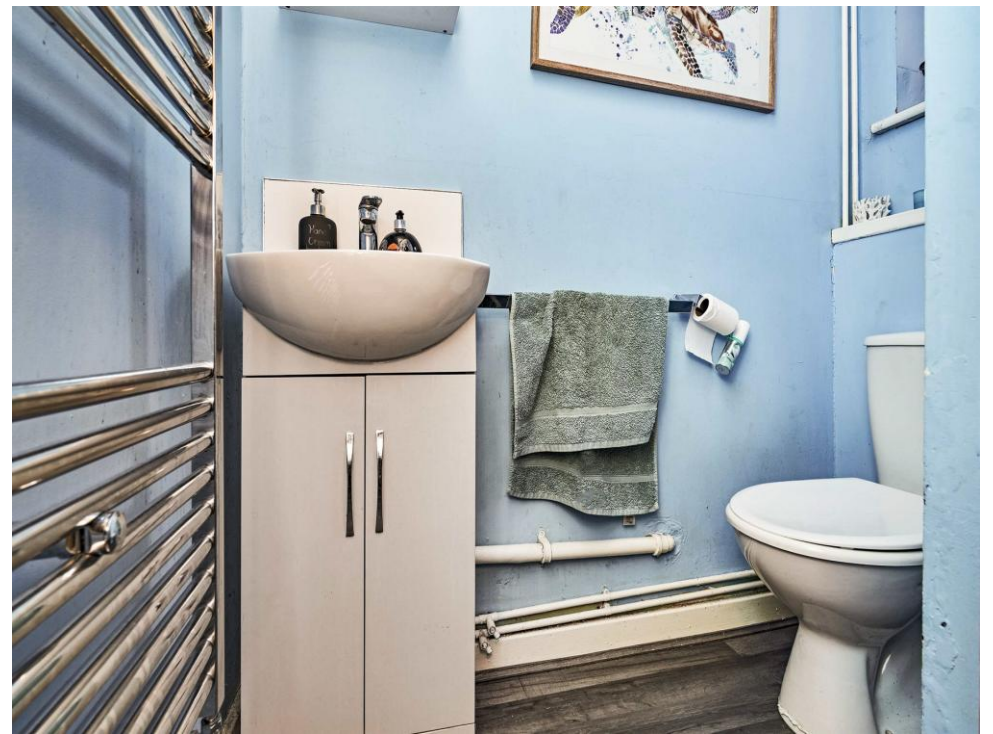
### Bathroom

P shaped bath with shower and screen, low flush wc, wash hand basin unit, tiled walls, double glazed window to side.

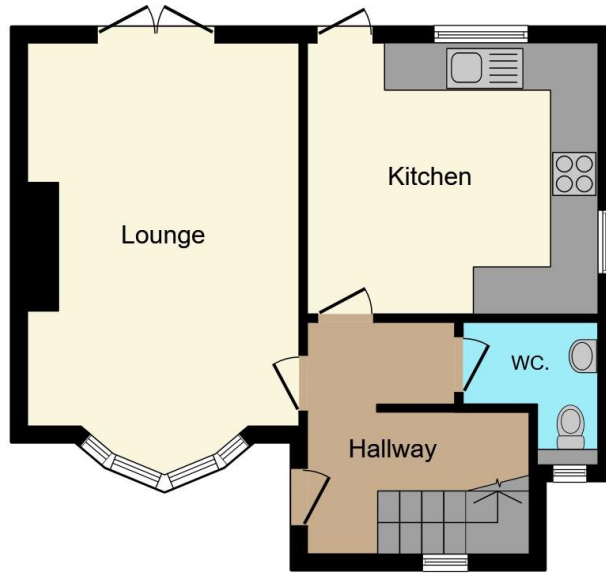
### Outside Rear

Paved patio area with lawn, central path, sheds, timber fencing, side gate, heat pump.

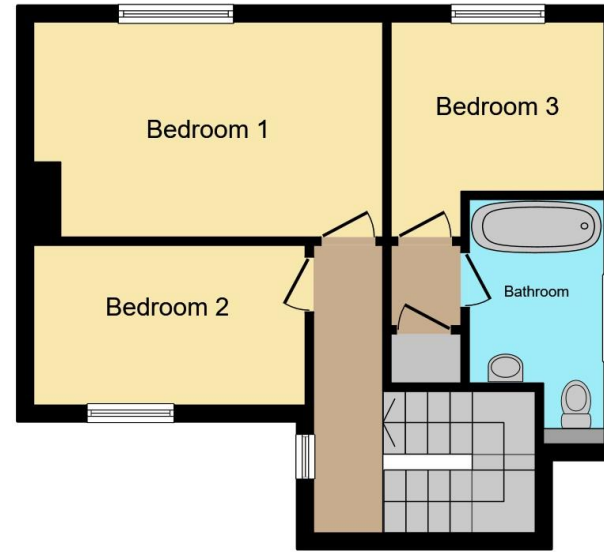








**Ground Floor**



**First Floor**

Total floor area 80.9 m<sup>2</sup> (871 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: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335416](http://connells.co.uk/Property/WVH335416)**



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