



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Hill Street
Essington Wolverhampton

Hill Street Essington Wolverhampton WV11 2BW

for sale offers over
£280,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this well presented three bedroom semi detached family home situated in a sought after area of Essington, near to St Johns primary school and boast scenic field views to rear. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of porch leading to the entrance hall, spacious lounge, kitchen diner and adjoining conservatory. Heading upstairs you will find three double bedrooms and stylish family bathroom. Outside to the front is ample off road parking with access to a step back garage for additional parking or storage options. The rear benefits from a landscaped and beautifully presented garden for the family to enjoy.

The Location & Area

Situated in the ever sought after village of Essington notable for its popular school just a stone's throw away from this property. Essington Fruit Farm, Hollybush garden centre and shopping at Wednesfields Bentley Bridge retail parking are also nearby. The M54 and M6 motorways are also in close proximity.

Approach

Set back from the roadside behind a gravelled driveway and shared side access with the neighbour to the garage and rear garden. Benefits from an outside tap point.

Entrance Porch

Double glazed windows and door to the entrance hallway.

Entrance Hall

Radiator, ceiling light point, double glazed window to the side, stairs rising to the first floor and door leading to the lounge.

Lounge

14' 10" max x 13' 8" max (4.52m max x 4.17m max)

Double glazed window to the front, radiator, ceiling light point and doors leading to the entrance hallway and kitchen diner.

Kitchen Diner

16' 10" max x 10' 9" max (5.13m max x 3.28m max)

Matching wall and base units with inset one and half bowl stainless steel sink and drainer with a mixer tap, integrated double oven and grill, plumbing points for dishwasher and washing machine, four ring gas hob with extractor above, partly tiled walls, wall mounted boiler, two radiators, two ceiling light points, and door to the lounge and folding doors into the conservatory.

Conservatory

9' 6" x 9' (2.90m x 2.74m)

Double glazed windows, radiator, wall light and patio door leading to the rear garden and folding doors into the kitchen diner.

First Floor Landing

Ceiling light point, double glazed window to the side, loft access and doors leading to all bedrooms and bathroom.

Bedroom One

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

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

Bedroom Two

14' 1" max x 8' 3" max (4.29m max x 2.51m max)

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

Bedroom Three

11' 1" x 8' 4" (3.38m x 2.54m)

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

Bathroom

L shaped panelled bath with shower over, vanity wash hand basin with wc, part tiled walls, ceiling light point, extractor fan, heated towel rail and double glazed window to the front.

Outside Rear

A landscaped rear garden with paved patio and gravelled sitting area with flower borders and access to the storage shed, outdoor wc, side gate, and door to the garage. Steps down lead to a large lawn area with shrubbery and mature trees, timber fencing and boasts scenic field views.

Garage

16' 6" x 8' (5.03m x 2.44m)

Up and over garage door and door to the rear garden.

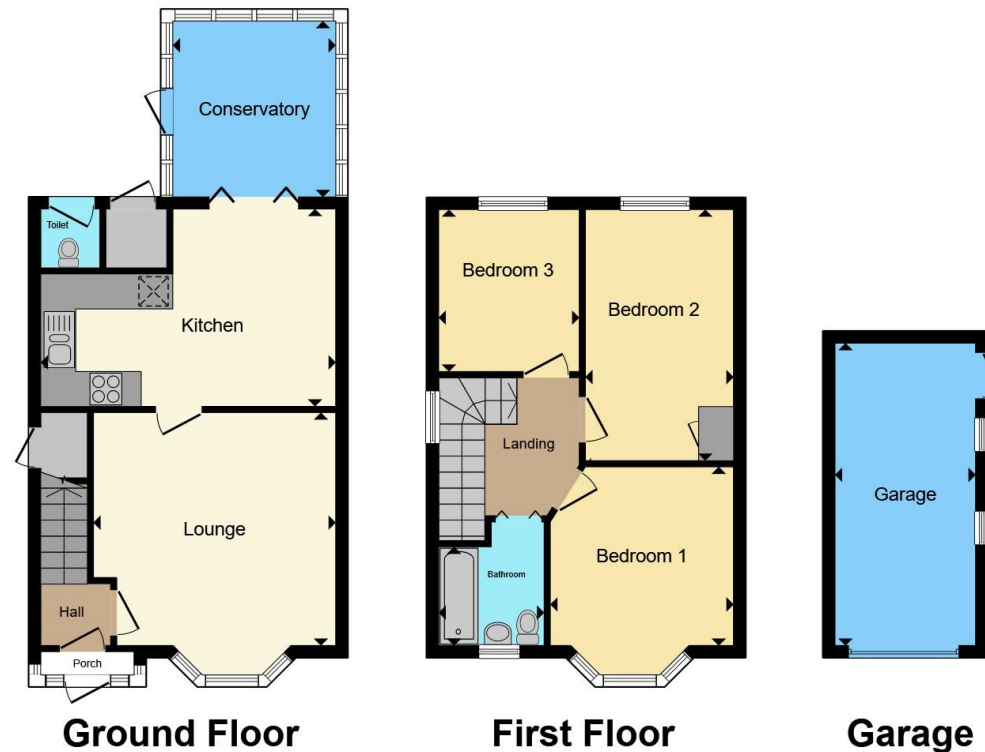
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks









Total floor area 98.6 m² (1,061 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

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To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335732



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