



**Connells**  
connells.co.uk 01902 710 170  
**FOR SALE**

**Connells**

Pembroke Avenue  
Ettingshall Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this deceptively spacious three bedroom mid terrace home, conveniently located amenities and transport links including Priestfield Tram Station with links to Wolverhampton and Birmingham City centre. Viewing is highly recommended.

The properties comprises of entrance hall leading to a spacious lounge diner, modern fitted kitchen, utility, guest wc and conservatory. Upstairs are three good size bedrooms and bathroom. The rear garden has various storage options

### The Location & Area

Set to the south east of Wolverhampton City Centre just off the Bilston Road ideally placed for bus, tram and rail links. Just under two miles away from New Cross Hospital and nearby to the popular Monmore Green Greyhound Track and Speedway.

### Entrance Porch

Double glazed access doors to front, double glazed windows to front and side.

### Entrance Hall

Door to front, stairs to first floor landing. central heating radiator, alarm panel, storage cupboard.

### Lounge Diner

20' 11" max x 14' 8" max ( 6.38m max x 4.47m max )

Double glazed window to front, window to rear to conservatory, two central heating radiators, gas fireplace.

### Kitchen

10' 2" x 5' 9" ( 3.10m x 1.75m )

Window to rear, a range of wall and base units with work surfaces, stainless steel sink drainer, central heating radiator, gas and electric point of oven and hob, door to conservatory, utility and downstairs wc.

### Conservatory

14' 2" x 8' 6" ( 4.32m x 2.59m )

UPVC double glazed, central heating radiator, double glazed door to rear to rear garden.

### Ground Floor Wc

Window to rear, wc, part tiled walls.

### Utility

11' 4" max x 8' 10" max ( 3.45m max x 2.69m max )

Double glazed window to rear, wall and base units with work surfaces, plumbing for appliances, gas oven and hob.



### First Floor Landing

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

### Bedroom One

13' 1" into recess x 10' 5" ( 3.99m into recess x 3.17m )

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

### Bedroom Two

11' 2" plus recess x 10' 2" ( 3.40m plus recess x 3.10m )

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

### Bedroom Three

11' x 6' 10" ( 3.35m x 2.08m )

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

### Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps, separately shower cubicle, storage cupboard, part tiled walls, door to first floor landing.

### Outside Front

Patio slabs, borders and shrubs.

### Outside Rear

Artificial lawned area, patio area, borders and shrubs, brick built storage shed, storage shed, outside tap,









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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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