



Connells

Hatton Crescent
Fallings Park Wolverhampton

Hatton Crescent Fallings Park Wolverhampton WV10 0SZ

for sale offers in excess of
£260,000



Property Description

Connells Wolverhampton have the delight of bringing to the market this attractive three bedrooms semi-detached family property in a popular residential location. Benefiting from an abundance of space this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, kitchen, three bedrooms and a family bathroom. Externally there is a driveway, garage and an exceptionally large end spacious rear garden ideal for a variety of uses subject to necessary planning permission and consent.

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 access, doors to various rooms.

Lounge

24' 10" x 9' 7" (7.57m x 2.92m)
Double glazed window to front, double glazed door to rear, radiator, door to entrance hall.

Kitchen

15' 4" max x 16' 3" max (4.67m max x 4.95m max)
Range of wall and base units with space for various appliances, double glazed window and door to rear garden.

First Floor Landing

Doors to various rooms

Bedroom One

13' 4" x 10' (4.06m x 3.05m)
Double glazed window to front, ceiling fan, radiator, door to landing.

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.23m)
Double glazed window to rear, radiator, door to landing.

Bedroom Three

6' 11" x 6' 5" (2.11m x 1.96m)

Double glazed window to front, radiator, door to landing.

Bathroom

Double glazed window to rear, pedestal sink, low flush toilet, panelled bath, radiator, door to landing.

Garage

17' 4" x 9' (5.28m x 2.74m)

Door to side, up and over door to front.

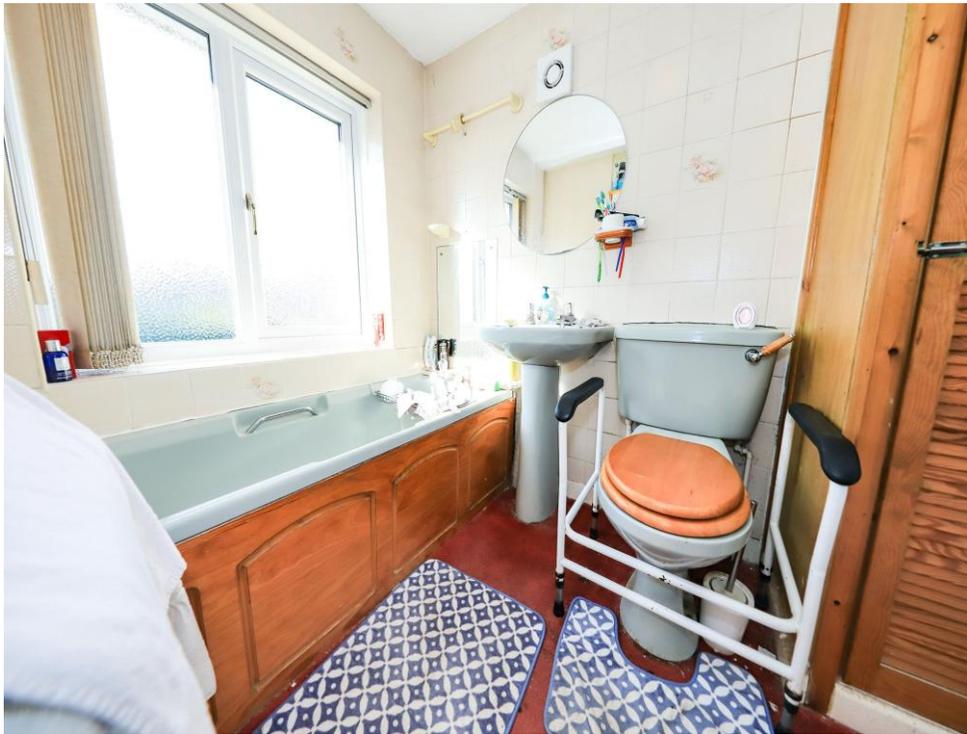
Outside Front

Driveway to front leading to the side of the property.

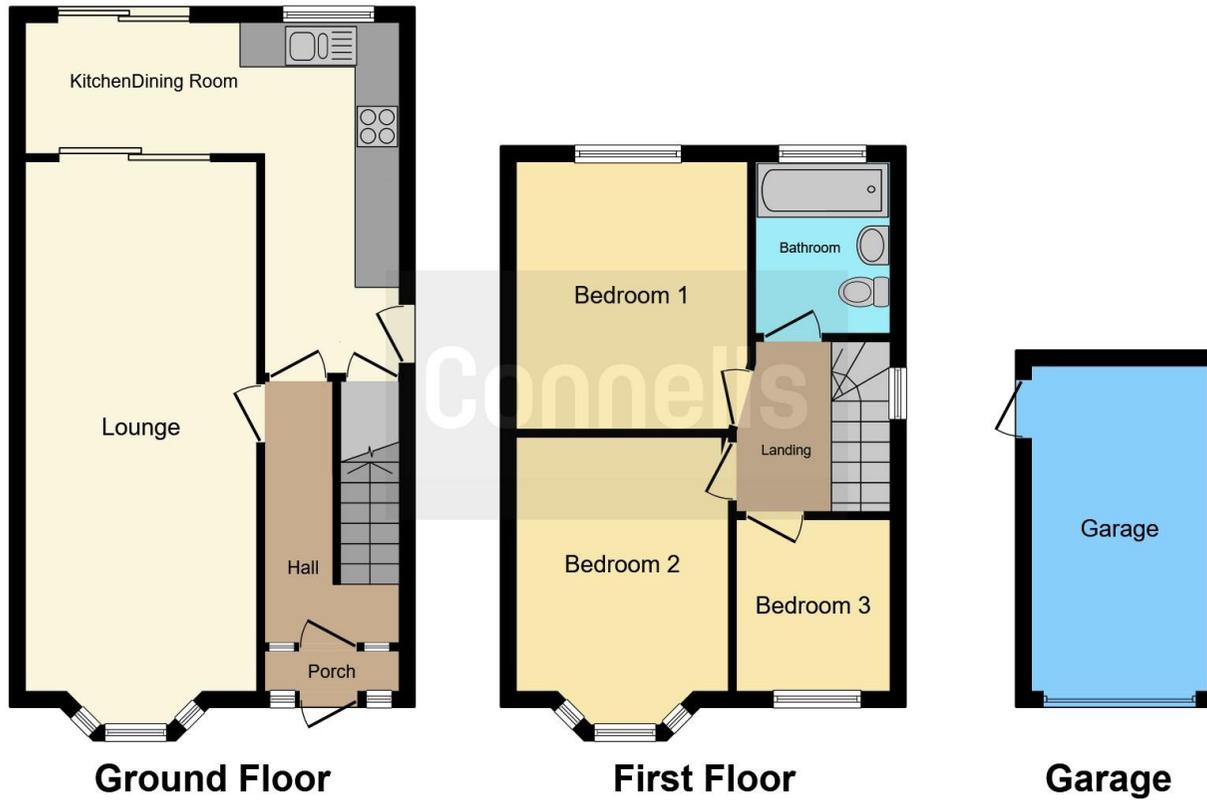
Outside Rear

Large and spacious rear garden surrounded by a range of panelled fencing which is mostly lawned.









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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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