



**Connells**

Hopton Crescent  
Wednesfield Wolverhampton



## Property Description

Samuel Thorneywork from the Award Winning Connells branch is delighted to bring to the market this immaculately presented two bedroom semi-detached bungalow situated near to Bentley Bridge and New Cross Hospital.

Situated on the ever popular Lyndale Estate this accommodation comprises of an entrance hallway leading to a modern and stylish shower room, two generously sized bedrooms, lounge/ dining area, stylish fitted kitchen.

Externally there is a front lawn, ample off road parking and a garage for additional parking or storage options whilst to the rear is a landscaped and beautifully presented rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated in the popular area Lyndale Park area of Wednesfield this property benefits from good access to local schools, shopping and bus route access into the city centre.

## Approach

Set back from the roadside behind off road parking and front lawn. Access to the main accommodation and garage.

## Entrance Hallway

Loft access, radiator, ceiling light point and doors to lounge / dining area, shower room and both bedrooms.

## Lounge

18' 2" x 12' 3" ( 5.54m x 3.73m )

Gas fireplace with marble surround, two ceiling light points with ceiling roses, radiator, doors leading to the hallway and kitchen, double glazed windows with patio door to the rear garden.

## Kitchen

9' x 7' ( 2.74m x 2.13m )

Matching wall and base units with inset 1 1/2 stainless steel sink and drainer with mixer tap, integrated electric oven, four ring induction hob with extractor hood above, space for fridge freezer, radiator, ceiling light point, double glazed window to the rear and doors to the lounge and rear garden.

## Bedroom One

11' x 9' 9" ( 3.35m x 2.97m )

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

## Bedroom Two

8' 1" x 8' ( 2.46m x 2.44m )

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

## Shower Room

Shower cubicle, low flush WC, wall mounted wash hand basin, tiled walls, extractor fan, ceiling light point, heated towel rail and a double glazed window to the side.

## Outside Rear

Sheltered area, paved patio with steps leading up to a further patio area and lawn with gravel to the rear.

## Garage

16' 7" x 8' ( 5.05m x 2.44m )

Double hinged garage doors, power supply, lighting, plumbing point for a washing machine, double glazed window to the rear and door to the rear garden.









Total floor area 68.9 m<sup>2</sup> (742 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)

**Connells**

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335375](http://connells.co.uk/Property/WVH335375)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH335375 - 0003