



Connells

Gordon Rabbetts Crescent
Wolverhampton

Gordon Rabbetts Crescent Wolverhampton WV11 3DY

for sale offers over
£215,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch welcomes to the market this immaculately presented two bedroom semi detached home in the area of Wednesfield, near to New Cross hospital and still boasts 5 years remaining on the NHBC. Additionally this property is being sold with the added benefit of no onward chain.

As you step inside this home, you're greeted with an entrance hallway and a convenient ground floor WC. Additionally you have a spacious lounge with an adjoining modern kitchen / diner, making it an ideal space for family meals.

Heading upstairs and you'll find two generously sized bedrooms and a stylish bathroom.

Outside to the front is a driveway to the side of the property, which fits ample vehicles while to the rear is a landscaped rear garden for all to enjoy the outdoor space.

Built in 2021 and local to Bentley Bridge retail park, along with many other amenities and transport links. Gordon Rabbetts Crescent is an ideal purchase for first time buyers, investors or those seeking to downsize.

Call the Connells Wolverhampton branch today to book your viewing.07861768709

Location And Area

Situated close to Wednesfield shopping centre, New Cross Hospital and the Willenhall Road which has links to the Black Country Route and further links to the M6 and M54 Motorways. There is a fantastic selection of schools, doctors, dentists, nursery's and public houses with eateries in close proximity.

Approach

Set back from the roadside with off-road parking to the side.

Entrance Hallway

Radiator, ceiling light point and doors leading to the ground floor WC and lounge.

Ground Floor Wc

Low flush WC, wash hand basin, radiator, ceiling light point and extractor fan.

Lounge

13' 3" max x 11' 1" (4.04m max x 3.38m)

Double glazed window to the front and side, ceiling light point, radiator, doors leading into the hallway and kitchen/diner and stairs rising to the first floor.

Kitchen

15' 2" x 10' 9" max (4.62m x 3.28m max)

Matching wall and base units with integrated electric oven, four ring gas hob with extractor hood above, plumbing for a washing machine, inset stainless steel sink and drainer with mixer tap, partly tiled walls, ceiling spotlights, radiator storage cupboard, extractor fan, double glazed window to the rear, ceiling light point and doors leading to the lounge and rear garden.

First Floor Landing

Ceiling light point, loft access and doors leading to both bedrooms, bathroom and storage cupboard.

Bedroom One

15' 2" max x 9' 2" (4.62m max x 2.79m)

Two double glazed windows to the front, radiator and ceiling light point.

Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

Two double glazed windows to the rear, ceiling light point and radiator.

Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, heated towel rail, ceiling spotlights, extractor fan, partly tiled walls and double glazed window to the side.

Outside Rear

Paved garden with raised lawn and gravelled area, side gate, composite shed and an outside tap point.

Agents Note

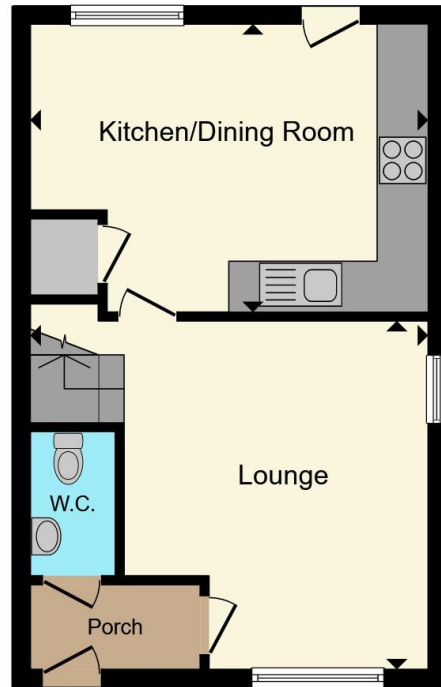
Please note that we have been made aware by the owner that there is a site maintenance fee.

Please contact the branch for further information before occurring any costs.

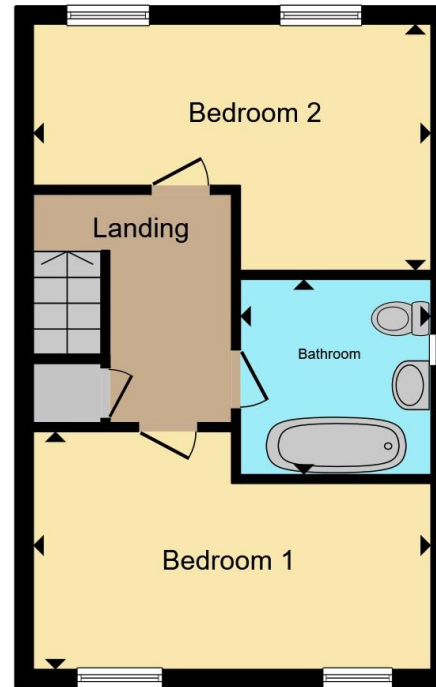








Ground Floor



First Floor

Total floor area 70.9 m² (763 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



To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335583



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