



**Connells**

Beverley Crescent  
Wolverhampton



## Property Description

Connells Wolverhampton offer this beautifully presented, fully refurbished four bedroom home occupying a corner plot.

Refurbished to a very high standard this property is an ideal family home in a sought after location of Lanesfield. Viewing is a must to appreciate the versatile living accommodation on offer.

Ground floor offers entrance hallway, entertainment lounge, dining area, fully fitted kitchen with appliances, utility room, ground floor shower room and fourth bedroom which could also be used as another reception room.

First floor offers a landing, three bedrooms, family bathroom and loft access.

Outside is an easy maintainable enclosed rear garden. The front offers a driveway which is of generous size for multiple vehicles and gated access to rear garden.

## Location And Area

A fantastic position for commuting links to Wolverhampton, Dudley and Birmingham with Coseley Railway Station only a short drive away. There are numerous local shops and eateries and a range of highly regarded local schools.

### Entrance Porch

Double glazed door to entrance hall

### Entrance Hall

Stairs, fitted cupboards, storage, cupboard with meters, stairs to first floor landing, doors to various rooms.

### Lounge

Double glazed bay window to front, spotlights and feature media wall.

### Kitchen

Fully fitted kitchen with a range of wall and base units, double glazed window to front, integrated electric double oven with worksurfaces and sink drainer, integrated fridge freezer and dishwasher, gas hob, extractor, splash back tiling and tiled flooring, spotlights, door to dining area.

### Dining Area

Double glazed patio doors to rear, spotlights, door to kitchen.

### Utility

Worksurfaces, spotlights, extractor fan, tiled flooring, double glazed door to rear garden, door to downstairs shower room.

### Downstairs Shower Room

Wash hand basin, low level wc, vanity unit, double glazed window to side with extractor fan, shower cubicle, complimentary tiling.

## Reception Room/ Bedroom Four

Double glazed window to front, spotlights, storage cupboard housing tank.

## First Floor Landing

Stairs to entrance hallway, spotlights, double glazed window, loft access and doors to various rooms.

## Bedroom One

Double glazed bay window to front, spotlights.

## Bedroom Two

Double glazed window to rear, spotlights.

## Bedroom Three

Double glazed window to front, spotlights.

## Bathroom

Double glazed window to rear, vanity unit with wash hand basin, low level wc, wall and floor tiling, heated towel rail, radiator, spotlights, cupboard, panelled bath.

## Outside Front

Generous driveway with ample off road parking.

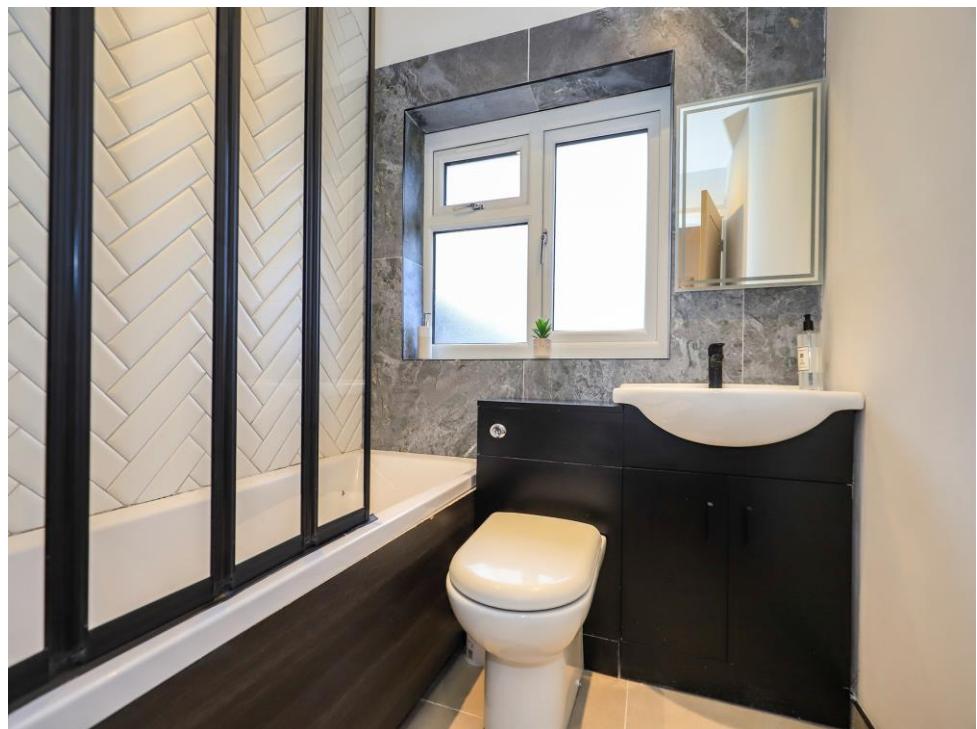
## Outside Rear

Enclosed rear garden with gated side access.

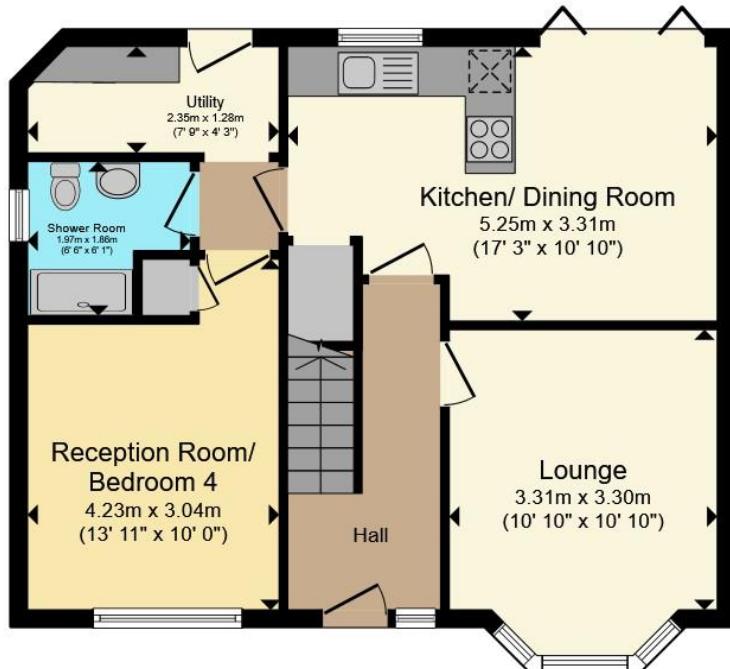
## Agents Note

The property has been refurbished to a very high standard and has loft insulation and underfloor heating.

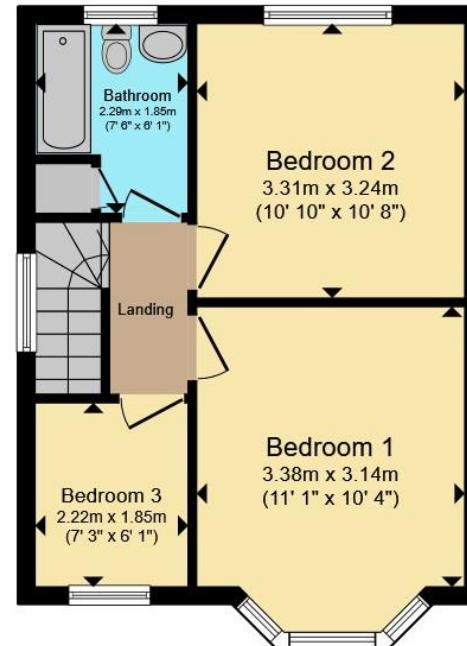








**Ground Floor**



**First Floor**

Total floor area 93.5 m<sup>2</sup> (1,007 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**

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EPC Rating: F    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334404](http://connells.co.uk/Property/WVH334404)**



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