



Connells

Elston Hall Lane
Bushbury Wolverhampton

Elston Hall Lane Bushbury Wolverhampton WV10 9HD

for sale offers in the region of
£230,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi detached property in a popular residential location. Benefiting from NO ONWARD CHAIN this property must be viewed in order to fully appreciate.

The property comprises of entrance hall, family lounge with bay window and feature media wall, generous dining room with storage cupboard, modern fitted kitchen with adjoining utility, three well proportioned bedrooms and stylish family bathroom. Externally there is a large block paved driveway providing off road parking and to the rear is a good size enclosed rear garden with a timber shed and outbuilding ideal for use as a games room/home office.

The Location & Area

Located on Elston Hall Lane which offers fantastic commuting access to the Stafford Road A449 with further link the the M54 and M6 motorways, the i54 commercial development, local shopping, doctors, dentists, public houses, schools and eateries are all within close proximity.

Entrance Hall

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

Lounge

11' 2" x 11' 1" (3.40m x 3.38m)

Double glazed bay window to front, central heating radiator, feature media wall, door to entrance hall, open to dining room

Dining Room

10' 8" x 16' 6" (3.25m x 5.03m)

Door to kitchen, double glazed French doors to rear garden, under stairs storage housing Worcester Bosch Greenstar boiler, door to kitchen.

Kitchen

11' 9" x 8' 6" (3.58m x 2.59m)

Double glazed window and door to side, a range of stylish wall and base units, stainless steel one and half drainer sink, tiled splashback, integrated oven, hob and extractor, central heating radiator, door to garden, door to utility.

Utility

7' 5" x 5' 3" (2.26m x 1.60m)

Double glazed window to side, a range of stylish kitchen units and work tops, space for dryer, plumbing for a washing machine, central heating radiator, door to kitchen.

First Floor Landing

Doors to various rooms, loft access.

Bedroom One

9' 11" x 11' 3" (3.02m x 3.43m)

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

Bedroom Two

10' 10" x 8' (3.30m x 2.44m)

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

Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

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

Family Bathroom

Double glazed window to side, panelled bath with shower over, heated towel rail, low flush wc, was hand basin, feature tiled walls, door to first floor landing.

Outside Front

Large block paved driveway providing off road parking, raised lawned area, a range of hedges, shared side access to the rear.

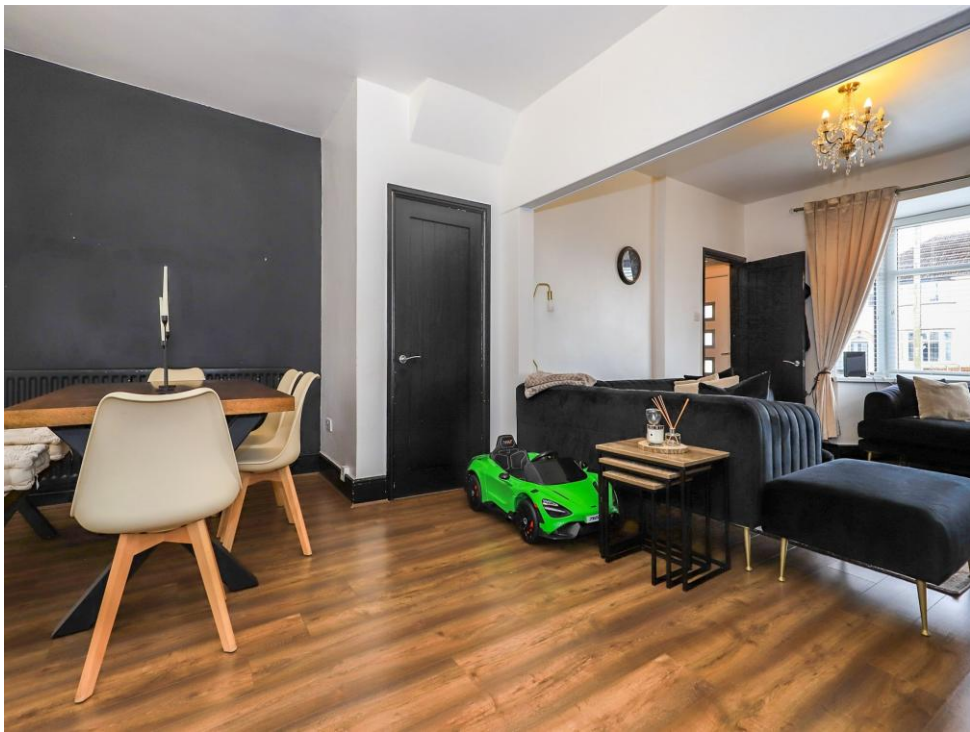
Outside Rear

Good size enclosed garden which is mostly lawned, large feature paved patio area, timber shed, outbuilding with light, power and feature spotlights, ideal use as a home office/games room.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 79.0 m² (850 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

Connells

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335167



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.

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