

Connells

Cotswold Road
Ettingshall Wolverhampton

Cotswold Road
Ettingshall Wolverhampton WV2 2HN

for sale offers in the region of
£240,000







Property Description

Connells Wolverhampton are pleased to present to market this well presented and spacious family home. Well located to local transport links, general amenities and schooling alike.

Internally the property comprises of a welcoming entrance porch leading to inner hall, lounge with feature bay window, stylish kitchen diner, adjoining utility, downstairs wc. On the first floor there are three well proportioned bedrooms and a modern family shower room.

Externally the property boasts off road parking to front and enclosed rear garden providing an excellent space to relax with friends and family.

Viewing is highly recommended to appreciated the accommodation on offer.

Location And Area

Set to the south east of Wolverhampton City Centre in the Parkfields area with easy access to Birmingham New Road and adjoining Black Country Route only a short drive to the shopping facilities of Wolverhampton City Centre and Bentley Bridge Retail Park, Wolverhampton Rail Station only a short drive away.

Entrance Porch

Double glazed patio doors to front and matching side panels.

Entrance Hall

Double glazed door to front, double glazed window to side, radiator, stairs to first floor landing.

Lounge

14' 5" into bay x 12' 2" (4.39m into bay x 3.71m)

Double glazed bay window to front, radiator, electric fireplace.

Kitchen Diner

18' 8" x 10' 8" max (5.69m x 3.25m max)

Double glazed window to rear, range of wall and base units with work surfaces above, stainless steel sink drainer, gas oven, gas hob, radiator, pantry/ store cupboard, double glazed sliding door to rear garden, internal access to utility and wc.

Utility

Double glazed window to rear, wall units, work surfaces, plumbing for appliances, integrated dishwasher, double glazed access door to front, double glazed door to rear garden.

Wc

Wc, wash hand basin, extractor fan, heated towel rail, half tiled walls, fully tiled flooring.

First Floor Landing

Double glazed window to side, airing cupboard, loft access, doors to various rooms.

Bedroom One

12' 11" x 9' 10" plus doorway (3.94m x 3.00m plus doorway)

Double glazed window to front, radiator.

Bedroom Two

12' 4" into doorway x 8' 5" plus recess (3.76m into doorway x 2.57m plus recess)

Double glazed window to rear, radiator, storage cupboard.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed window to front, radiator, storage cupboard..

Bathroom

Double glazed window to side and rear, wc, wash hand basin, walk in shower cubicle, extractor fan, heated towel rail, fully tiled walls and floor.

Outside Front

Generous driveway

Outside Rear

Patio, storage shed, outdoor tap, outdoor light, gated side access.











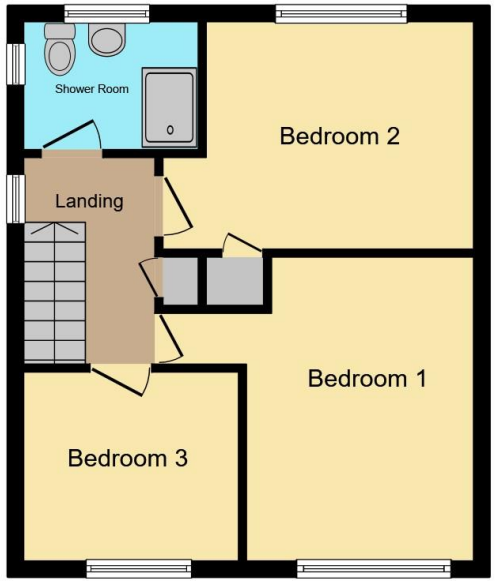








Ground Floor



First Floor

Total floor area 91.0 m² (980 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335383

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.