



**Connells**

Ashbourne Road  
Ettingshall Park Wolverhampton

# Ashbourne Road Ettingshall Park Wolverhampton WV4 6RG

for sale offers over  
**£290,000**



## Property Description

Connells Wolverhampton are pleased to present to market this detached family home being sold with NO UPWARD CHAIN. Located on the sought after Ettingshall Park estate nearby to local amenities and various transport link, this property offers fantastic potential to create your dream family home. Viewing is highly recommended to appreciate this family home, call Connells today to arrange a viewing.

Internally the property comprises entrance hall, through lounge diner, fitted kitchen and outbuilding to the ground floor. Upstairs there are three good size bedrooms and a family bathroom. Externally the property continues to impress with with a 16ft garage space, off road parking to front and enclosed rear garden offering the ideal space to entertainment.

## The Location & Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous local schools and supermarkets.

## Entrance Porch

Double glazed door and window to front, door to entrance hall.

## Entrance Hall

Door and window to front, stairs to first floor landing, central heating radiator, store cupboard, alarm panel.

## Lounge Area

13' 2" x 11' 11" into recess ( 4.01m x 3.63m into recess )

Double glazed patio doors to rear providing access to garden, central heating radiator, gas fireplace.

## Dining Area

13' 11" into bay x 12' ( 4.24m into bay x 3.66m )

Double glazed bay window to front, central heating radiator.

## Kitchen

9' 6" x 6' 10" ( 2.90m x 2.08m )

Double glazed window to rear, a range of wall and base units with work surfaces above, sink and drainer, electric oven and hob, central heating radiator, access to the outbuilding.

## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

13' 1" x 11' 2" ( 3.99m x 3.40m )

Two double glazed windows to front, central heating radiator.

## Bedroom Two

11' max into wardrobes x 11' ( 3.35m max into wardrobes x 3.35m )

Double glazed window to rear, central heating radiator, fitted wardrobes.

## Bedroom Three

10' 1" max x 6' 11" max ( 3.07m max x 2.11m max )

Double glazed window to front, central heating radiator, store cupboard.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, central heating radiator, tiled walls, airing cupboard, loft access.

## Outside Front

Lawned area, driveway, outdoor light.

## Outside Rear

Patio area, lawned area, borders and shrubs, outdoor light and tap, storage shed, gated side access.

## Outbuilding

8' 3" x 6' 7" plus doorway ( 2.51m x 2.01m plus doorway )

Double glazed window to rear, double glazed door to rear providing access to the garden, power, lighting, access to garage.

## Garage

16' 5" x 8' ( 5.00m x 2.44m )

Up and over door, power, lighting.

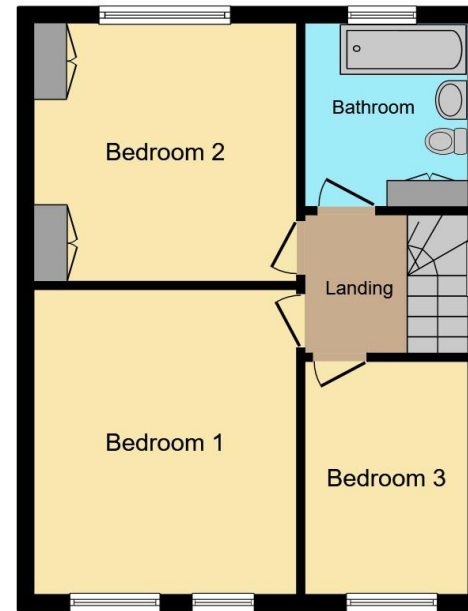








**Ground Floor**



**First Floor**

Total floor area 124.1 m<sup>2</sup> (1,335 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)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334664](http://connells.co.uk/Property/WVH334664)**



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