



Connells

Malling Gardens
Ettingshall Wolverhampton

Malling Gardens Ettingshall Wolverhampton WV2 2RD

for sale offers in the region of
£195,000



Property Description

Connells Wolverhampton are thrilled to bring to the market this immaculately presented and show home condition two bedroom semi-detached family property in a popular residential location. Benefiting from being in a wonderful condition throughout this property must be viewed in order to fully appreciate.

Internally the property comprises of an entrance hall, large over 22ft long, kitchen/ lounge, downstairs wc, two well proportioned bedrooms, family bathroom. Externally the property there is two parking spaced to front and to the rear there is a good sized enclosed rear garden.

Location And Area

Set to the south east of Wolverhampton City Centre in the Ettingshall area just off Ettingshall Road on a popular modern residential estate with easy access to Birmingham New Road and Black Country Route for commuting links. Coseley Rail Station and Wolverhampton Rail Station are both approximately 1.6 miles away and numerous local schools and shops are available nearby.

Entrance Hall

Radiator, stairs access, door to kitchen/ lounge

Kitchen/ Lounge

22' 2" x 12' 2" (6.76m x 3.71m)

Double glazed window to front, double glazed French doors to rear, door to downstairs wc, radiator. In the kitchen area there is a variety of stylish wall and base units with a feature breakfast bar area, integrated oven, hob and extractor, under counter lights, inset stainless sink, space for a washing machine, space for a fridge freezer, open to lounge area.

Downstairs Wc

Low flush toilet, wash hand basin, radiator, extractor, door to lounge/ kitchen.

First Floor Landing

Doors to various rooms.

Bedroom One

7' 10" x 12' 2" (2.39m x 3.71m)

Double glazed window to rear, radiator, door to landing,

Bedroom Two

7' 11" x 12' 4" (2.41m x 3.76m)

Two double glazed windows to front, radiator, door to landing,

Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, door to landing.

Outside Front

Tarmac driveway

Outside Rear

Enclosed rear garden, lawned with a range of panelled fencing and a timber constructed shed.

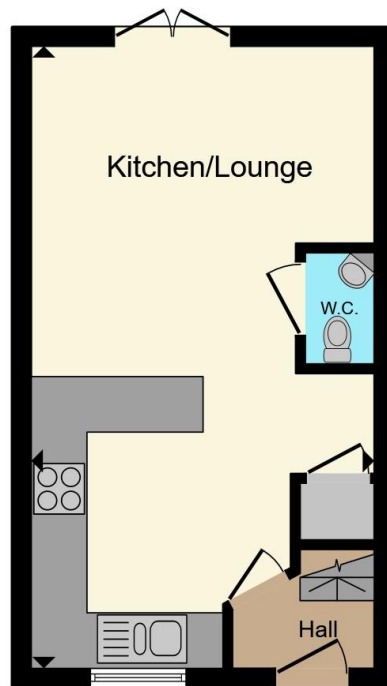
Agents Note

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

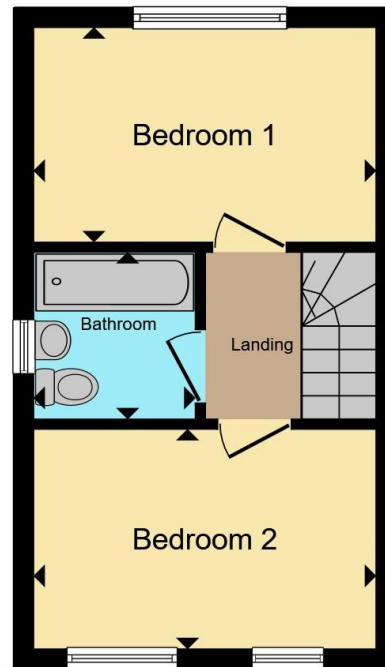








Ground Floor



First Floor

Total floor area 49.7 m² (535 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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335801



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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.

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