



Wolverhampton Road, Essington, WV11 2DB

Offers in Excess of £260,000

Essington

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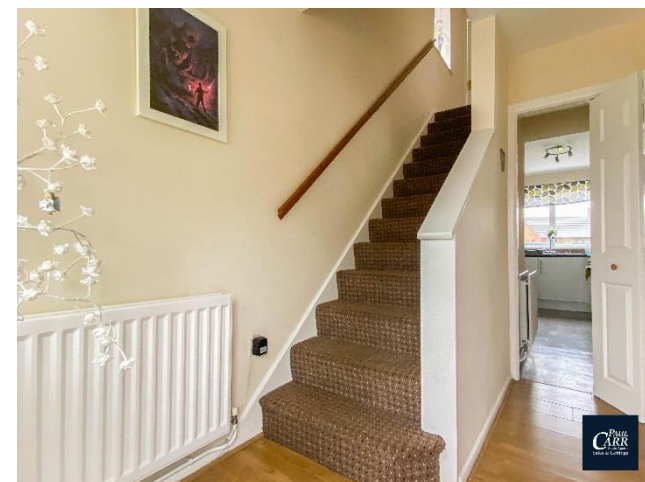
Paul Carr are delighted to bring to market this superbly presented three bedroom semi detached property in the sought after Essington Village close to St Johns Primary School.

An internal inspection reveals an entrance porch leading into a welcoming entrance hall, living room, dining room with French doors leading out to the patio area and a modern fitted kitchen with a side door leading out to a tandem side garage.

Stairs lead to the first floor where the property has three bedrooms and a modern family bathroom. Outside to the rear is a privately enclosed garden perfect for any growing family, to the fore is a multi vehicle driveway and a garage.

It is also worth noting that this property falls in close proximity to highly regarded local schools, shops and transport links.

Contact Paul Carr to arrange an appointment to view.





Property Specification

Very Well Presented Family Home
 Driveway for 3/4 Vehicles
 Sought After Essington Village
 Tandem Garage
 Modern Kitchen & Bathroom

Porch

Hall

Living Room
 3.66m (12') x 3.65m (12')

Dining Room
 3.65m (12') x 3.65m (12')

Kitchen
 4.26m (14') max x 2.19m (7'2")

Tandem Garage

Bedroom 1
 3.66m (12') x 2.56m (8'5")

Bedroom 2
 3.30m (10'10") x 3.20m (10'6")

Bedroom 3
 2.76m (9'1") x 2.59m (8'6") max

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 29th March 2023

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

