



**3 Bed
House - Link Detached
located in Essington**


REDSTONES
The Property Experts

Rosewood Gardens
Essington
Wolverhampton
WV11 2DF



Offers Over £265,000

A superb three bedroom link detached family home in the sought after location of Essington. The accommodation comprises of an entrance porch, hallway, lounge / dining area, kitchen / breakfast room and guest WC. To the first floor are three bedrooms and family bathroom. The property benefits from gas central heating, UPVC double glazing, block paved driveway leading to the garage and an enclosed landscaped rear garden. The property is being offered with no upward chain and freehold on completion of sale.

Porch

UPVC double glazed door and windows to front, UPVC door to hall.

Hallway

Wood effect laminate flooring, radiator, stairs off, door to lounge diner.

Lounge / Diner

23'11" x 11'5"

Wood effect laminate flooring, UPVC double glazed bay window to front, two radiators, feature fire place with inset gas fire, UPVC French doors to rear garden, door to kitchen / breakfast room.

Kitchen / Breakfast Room

14'1" x 11'1"

Tiled flooring, UPVC double glazed door and window to rear, radiator, various wall units, tiled surrounds, wood effect rolled edge worksurface with inset sink, four ring gas hob with extractor hood over, base units with integrated dish washer and fridge, under stairs storage, door to guest WC and garage.

Guest WC

Wood effect vinyl flooring, radiator, fully tiled walls, WC, wall mounted wash hand basin.

Garage

16'0" x 7'6"

Concrete floor, up and over garage door, light and power, plumbing for washing machine, gas and electric meters.

Bedroom One

12'9" x 8'6"

Carpet, UPVC double glazed windows to front, radiator, fitted wardrobes, cupboard with Worcester combi boiler.

Bedroom Two

9'6" x 8'6"

Carpet, UPVC double glazed window to rear, radiator.

Bedroom Three

7'6" x 6'10"

Carpet, UPVC double glazed window to rear, radiator.

Bathroom

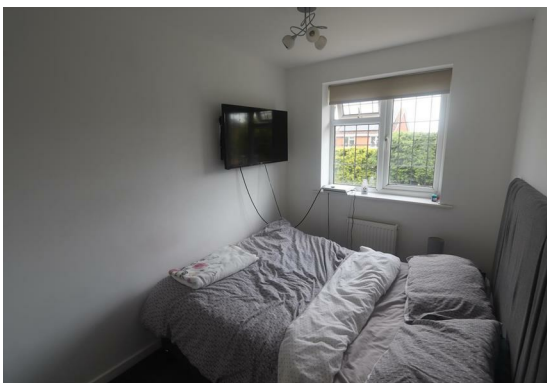
8'6" x 5'2"

Vinyl flooring, UPVC double glazed frosted window to side, chrome towel radiator, panelled bath, pedestal wash hand basin, W.C, shower cubicle with electric shower.

Outside

Block paved driveway with gravel borders to the front.

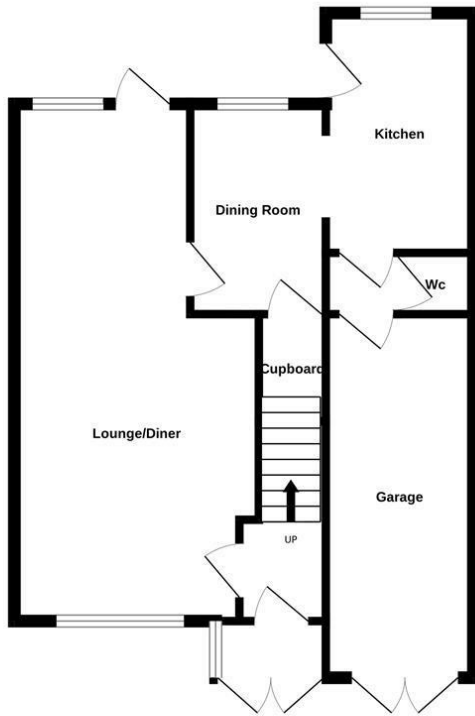
Landscaped rear garden with paved patio, lawn with borders having various shrubs and bushes.



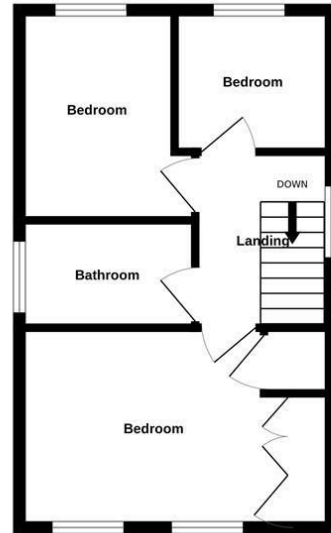




Ground Floor

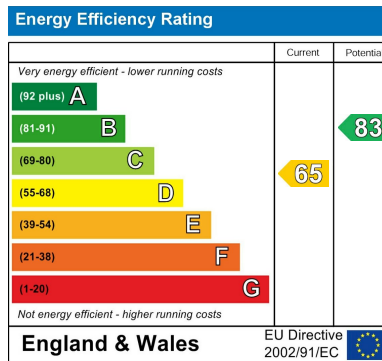


1st Floor



17 Rosewood Gardens Wv11 2df

Measurements are approximate. Not to scale. Illustrative purposes only.
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DIRECTIONS

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