



**Connells**

Griffiths Drive  
Ashmore Park Wolverhampton

# Griffiths Drive Ashmore Park Wolverhampton WV11 2LQ

for sale offers in the region of  
**£220,000**



## Property Description

Connells Wolverhampton are pleased to present to market this bay fronted semi-detached home being sold with no upward chain. Located in the popular area of Ashmore Park near to local amenities, transport links and schooling, this well maintained property promises to be the ideal choice for first time buyers.

Internally comprising of welcoming entrance porch, leading to inner hall, spacious 20ft lounge, fitted kitchen with storage. A lean to on the side provides additional storage solutions and access to front and rear without entering the main home. On the first floor there are two good sized bedrooms and bathroom.

Externally there is an enclosed rear garden with excellent potential to create your idyllic outdoor space, to the front there is a double driveway which provides further extension for parking capabilities.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated on the popular Ashmore Park estate which has a fantastic selection of shopping, doctors, dentists, public houses and schools. Further shopping can be found nearby within Wednesfield and Bentley Bridge retail park. The M54 and M6 motorways area also conveniently located within close proximity.

## Entrance Porch

Double glazed door to front, double glazed window to front and side.

## Entrance Hall

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

## Lounge

20' 2" plus bay x 9' 5" plus recess ( 6.15m plus bay x 2.87m plus recess )

Double glazed bay window to front, double glazed window to rear, two gas radiators, electric fireplace.

## Kitchen

9' 5" x 7' 5" plus recess ( 2.87m x 2.26m plus recess )

Double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, gas oven, gas hob, pantry/ store cupboard, double glazed door to side with access to the lean to.

## Lean To

Double glazed door to front and rear, storage cupboard.



## First Floor Landing

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

## Bedroom One

14' x 10' 5" into recess ( 4.27m x 3.17m into recess )

Double glazed window to front, radiator, storage cupboard.

## Bedroom Two

11' into wardrobe x 9' 5" ( 3.35m into wardrobe x 2.87m )

Double glazed window to rear, radiator, fitted wardrobe, airing cupboard.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over head above, radiator, half tiled walls.

## Outside Front

Lawn, double driveway and borders.

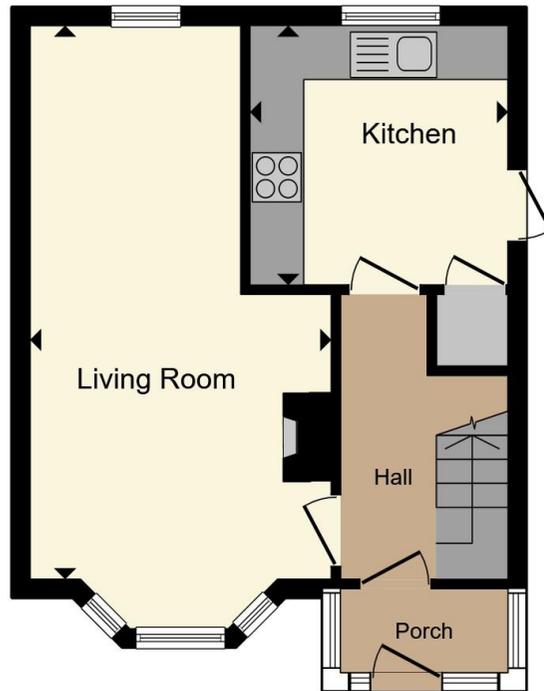
## Outside Rear

Patio, lawn area, outdoor tap and outdoor light.

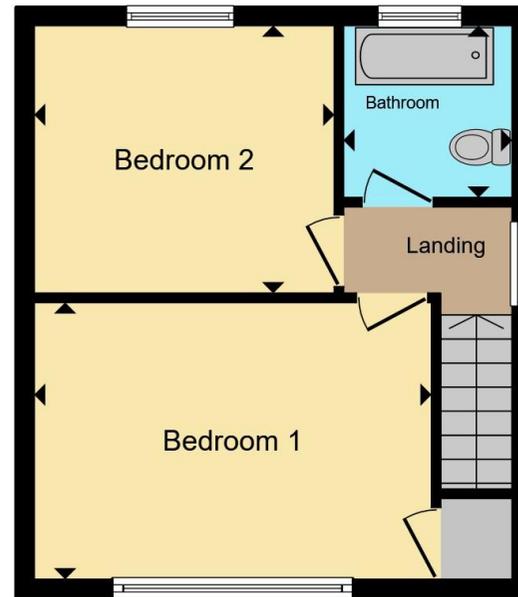








**Ground Floor**



**First Floor**

Total floor area 68.4 m<sup>2</sup> (736 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)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334609](http://connells.co.uk/Property/WVH334609)**



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