



Hill Croft Gardens Warstones Road
Penn Wolverhampton

Connells



Plot 20 Copper Beech 3 BEDROOM SEMI DETACHED

Brief Description

WE ARE OFFERING FOR SALE A WONDERFUL SELECTION OF BRAND NEW LUXURY DETACHED, LINK DETACHED & SEMI DETACHED HOMES SET IN AN EXCLUSIVE CUL-DE-SAC LOCATION.

Hill Croft Gardens is set on Warstones Road with a fantastic selection of Junior & Senior schools nearby. These wonderful homes offer spacious and luxury living accommodation offering a superb selection of different designs.

Each of these wonderful homes are being offered for sale with a 10 year Premier Warranty offering piece of mind for the new homeowner.

Externally these fantastic homes have garage or off road parking and pleasant gardens to front and rear. Internally the homes offer flexible living accommodation with entrance hall, ground floor cloaks wc, small utility/storage area, wonderful open plan fitted family dining kitchens and lounge. The first floors have a selection three or four bedrooms homes with luxury fitted bathrooms and master en-suites. Named plots will also have built in wardrobes.

HELP TO BUY SCHEME AVAILABLE.

Tatton Hall Homes advise Connells that the Government Help to Buy scheme is available on this development. For further details on this scheme or to book an appointment to see our Mortgage Advice Centre please contact Connells on 01902 710170.

Hill Croft Gardens Local

Conveniently located for Wolverhampton City Centre, A449 to Wombourne, Kingswinford, Stourbridge and Kidderminster along with a wonderful selection of local shopping nearby. There is a selection of local schools nearby to include Warstones Primary school, Springdale Junior School, Smestow and Highfields.

Property Specification

Tatton Hall Homes are offering a superb level of specification with triple glazed UPVC windows, loft insulation and cavity wall insulation both as standard. Each of the properties will also have window locks and multi-point door locking systems, smoke and heating detectors.

Family Kitchen Diners

With all of the three bedrooms and large properties benefiting from stainless steel gas hobs, electric oven and extractor chimneys as well as integrated fridge freezers and a superb selection of fitted wall and base units with roll top work surfaces.

Bathroom & En-Suites

Offering a wonderful selection of fitted bathroom and en-suites with low flush toilet, pedestal wash basin, bath with screen and heated towel rails. The en-suite will have walk-in shower cubicles, low flush toilet and pedestal wash basin.



The Copper Beech

Entrance Hall

Cloakroom

Kitchen

10' 6" x 18' 8" max (3.20m x 5.69m max)

Family Room

9' 9" x 7' 5" (2.97m x 2.26m)

Utility

First Floor Landing

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

En-Suite

Bedroom Two

9' 10" x 10' 2" (3.00m x 3.10m)

Bedroom Three

7' 9" x 9' 10" (2.36m x 3.00m)

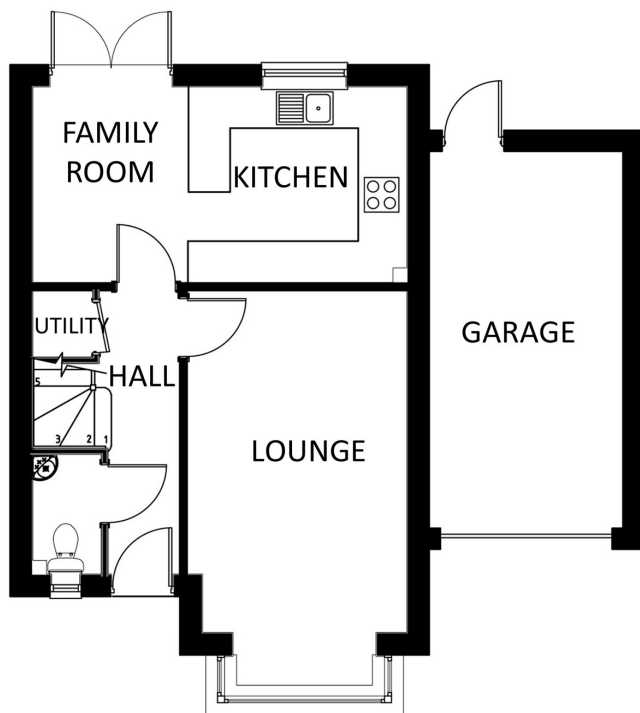
Bathroom

Garage

Agents Note

Please note photos supplied are for advertising purposes only and are of the showhome.





GROUND FLOOR



FIRST FLOOR



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: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/ref-WVH311161



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where relevant the Home Information Pack ("HIP") for this property is held electronically and is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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