



Warstone Road | Wolverhampton | WV11 2AR

Auction Guide £600,000





# Summary

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*\* OUTSTANDING OPPORTUNITY \*\*\* IMPOSING EXTENDED DETACHED DORMER BUNGALOW \*\* AMAZING POTENTIAL \*\* STANDING IN CIRCA 1.35 ACRES OF LAND \*\* FOUR BEDROOMS \*\* THREE RECEPTION ROOMS \*\* KITCHEN AND LAUNDRY ROOM \*\* TWO BATHROOMS \*\* CARPORT AND LARGE GARAGE \*\* GENEROUS PAVED FRONTAGE WITH PARKING FOR MULTIPLE VEHICLES \*\* SEPERATE ACCESS TO BLOCK OF ELEVEN DISUSED STABLES \*\* LARGE REAR GARDEN AND PADDOCK AREA \*\* EQUESTRIAN FACILITY OPPORTUNITY \*\* NO CHAIN \*\* BUYER FEES APPLY \*\* SUBJECT TO A RESERVE PRICE \*\*

This superbly located detached dormer bungalow affords considerable potential, having the benefit of separate access to a block of eleven stables, together with approximately 1.35 acres. This could certainly be suitable for use by the equestrian fraternity, if required, subject to necessary planning.

The property is in a semi-rural position, although is within approximately 2km distance of Junction 11 of the M6 Motorway and equidistance between Wolverhampton City Centre, Walsall and Cannock town centres, affording commuting distances to those areas and beyond. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing call us on 01922 663399.

# Key Features

- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- STANDING IN CIRCA 1,35 ACRES OF LAND WITH AMZING POTENTIAL
- KITCHEN, LAUNDRY ROOM AND GUEST WC
- DISUSED BLOCK OF ELEVEN STABLES, EQUESTRIAN POTENTIAL
- REAR GARDEN WITH PADDOCK
- IMPOSING DETACHED FOUR BEDROOM DORMER BUNGALOW
- THREE RECEPTION ROOMS, TWO BATHROOMS
- CARPORT, GARAGE, NUMEROUS OUTBUILDINGS
- BUYERS FEES APPLY
- EASY ACCESS TO M6 MOTORWAY AT JCT 11, WALSALL, WOLVERHAMPTON AND CANNOCK

# Rooms and Dimensions

## Entrance porch

## Reception hall

## Living room

18'2" x 23'3" (5.56m x 7.09m)

## Dining room

13'8" x 10'0" (4.17m x 3.05m)

## Sitting room

20'6" x 10'4" (6.25m x 3.17m)

## Kitchen

17'8" x 8'1" (5.41m x 2.47m)

## Laundry room

10'11" x 6'3" (3.35m x 1.91m)

## Guest WC

## Bedroom one

12'0" x 10'9" (3.66m x 3.30m)

## Bedroom two

10'11" x 6'2" (3.35m x 1.88m)

## Bedroom three

13'3" x 10'11" (4.06m x 3.35m)

## Bathroom

## First floor landing

## Bedroom four

14'2" x 13'5" (4.32m x 4.11m)

## Bathroom

## Externally

## Generous gated driveway

## Enclosed carport

35'2" x 16'0" (10.72m x 4.88m)

## Garage

20'8" x 15'8" (6.30m x 4.78m)

## Additional stores

15'8" x 4'11" (4.78m x 1.52m)

## Mature private rear garden

## Block of eleven stables

## Additional outbuildings

## Identification Checks

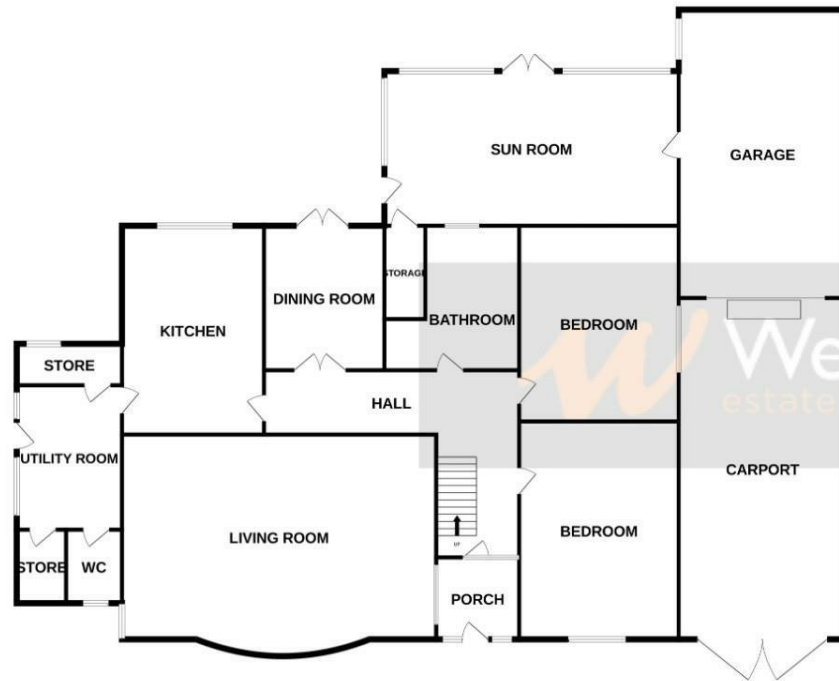








GROUND FLOOR

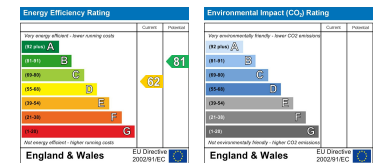


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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