



Keable Homes Ltd
Sales & Lettings

Rowan Drive

Essington, Wolverhampton, WV11 2DJ

- FOUR DOUBLE BEDROOMS
- QUADRUPLE GARAGE
- FIELD VIEWS TO THE REAR
- HUGELY EXTENDED

Asking Price Of £390,000

EPC Rating 'TBC'





Property Description

Keable Homes are thrilled to bring to market this heavily extended, four double bedroom family home on a corner plot in a highly sought after Essington cul-de-sac. With open field views to the rear and a large driveway and garden to the front, the property offers fantastic private outdoor space, as well as a wealth of indoor space.

The property briefly comprises of an entrance porch, hallway, spacious living room, extended dining room, breakfast kitchen, conservatory and guest WC to the ground floor. To the side is the addition of a quadruple garage with utility area. To the first floor are four double bedrooms, including one with en-suite shower room, and a family bathroom.

The quiet cul-de-sac sits within a short walk of all local amenities, excellent local schools and public transport and commuter links.



APPROACHED VIA -

a tarmacadam driveway allowing parking for three or more vehicles. There is a spacious front garden mostly laid to lawn with some mature hedging and shrubbery. A UPVC double glazed sliding door opens into:

PORCH -

a useful additional space allowing access via a UPVC double glazed front door into:

HALLWAY

(1.41m x 1.59m) - with a ceiling light point, central heating radiator and stairs leading up to the first floor. A further doorway leads through into:

LIVING ROOM

(4.24m x 3.87m) - a bright room with a squared bay UPVC double glazed window overlooking the front. There is carpeted flooring, a feature fire surround housing a gas fire, central heating radiator and ceiling and wall light points. Double doors open out into:

DINING ROOM

(4.90m x 3.31m) - a room extended from the original build, with carpeted flooring, wall and ceiling light points, central heating radiator and a useful under stair storage cupboard. There is a UPVC double glazed window to the rear and UPVC double glazed patio doors open into:

CONSERVATORY

(4.72m x 2.53m) - with UPVC double glazed windows to two sides and patio doors opening out onto the garden. The flooring is tiled and there is a central heating radiator and wall light point.

BREAKFAST KITCHEN

(4.44m x 2.60m) - a spacious kitchen with a range of wall and base units with laminated worksurface over. A useful breakfast bar is also built in. The flooring is tiled and there are tiled splashbacks to the walls. Integrated appliances include an electric eyeline double oven, electric hob with extractor hood over, dishwasher and fridge. There is a stainless steel sink and drainer with mixer tap over and a UPVC double glazed window overlooking the rear garden.

LOBBY -

accessed from the dining room, this space has linoleum tiled flooring and a ceiling light point. There are doors to access the garage and into:





GUEST WC

(1.44m x 1.26m) - with linoleum tiled flooring, a ceiling light point, central heating radiator and a suite comprising of a low level WC and hand wash basin.

QUADRUPLE GARAGE

(5.09m max x 10.86m max) - a huge space accessed via the inner lobby and the kitchen. The garage has two up and over vehicular access doors to the front. To the rear of the garage is a utility area with space for the washing machine and tumble dryer. There are full electrics and lighting. The garage layout is double to the fore, with one side being of triple length. There is a UPVC double glazed window and door into the rear garden.

TO THE FIRST FLOOR -

BEDROOM ONE

(4.29m x 3.72m) - a large double room with two UPVC double glazed windows overlooking the front. There are two built in wardrobes with sliding doors providing storage, and a central heating radiator and ceiling light point.

BEDROOM TWO

(3.12m x 2.00m) - a further double room with carpeted flooring, a ceiling light point and two UPVC double glazed windows overlooking the rear. There is a central heating radiator, and a door leads through into:

EN-SUITE SHOWER ROOM -

with a single enclosure electric shower, vanity hand wash basin unit, low level WC. There is a ceiling light point and a frosted UPVC double glazed window overlooking the side.

BEDROOM THREE

(4.02m x 2.40m) - a spacious double room with carpeted flooring, useful built in wardrobes, a ceiling light point and central heating radiator. The UPVC double glazed window overlooks the front of the property.

BEDROOM FOUR

(2.83m x 2.10m) - a fourth double room with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear.





FAMILY BATHROOM

(2.15m x 1.92m) - a clean and tidy suite comprising of a panelled bath with electric shower over, a pedestal hand wash basin and low level WC. The walls are part tiled and there is carpet to the floor. There is a central heating radiator, ceiling light point and a frosted UPVC double glazed window overlooking the side.

TO THE REAR -

the garden is of a good size and has been well maintained. There is a large patio area and neat lawn with mature trees and shrubs bordering. The property benefits from gated access through to the front of the property. Being on a corner plot the gardens do stretch around to the side of the property, and with fields behind it is a fantastic private space.

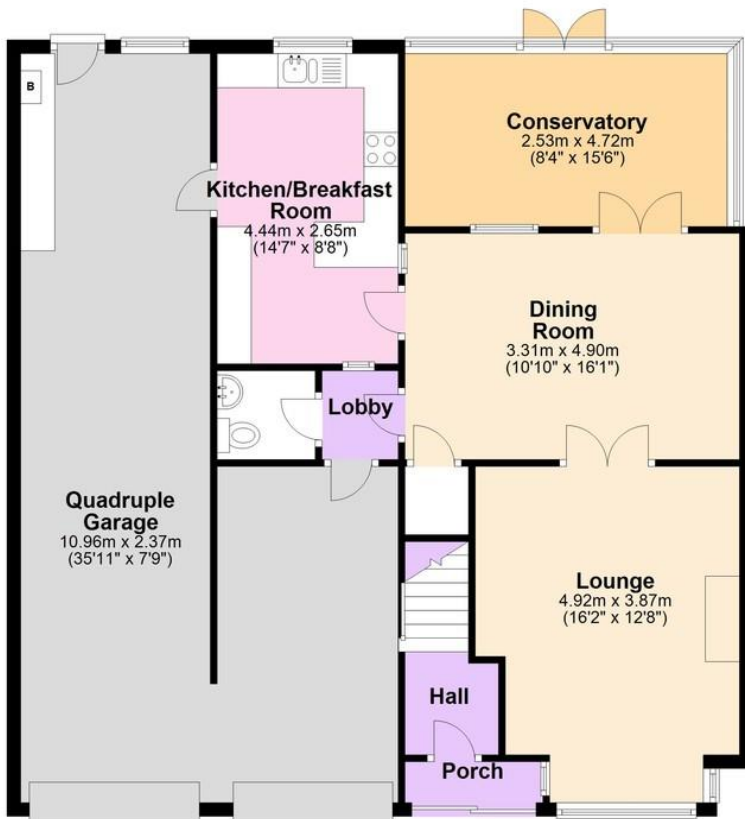
Please note: all measurements are approximate and intended as a guide only. Viewers should satisfy themselves of their accuracy.

An early viewing is highly recommended on this property as we expect it to be highly popular. With its neat and tidy presentation as well as so much potential, we expect this family home to attract a great deal of interest.

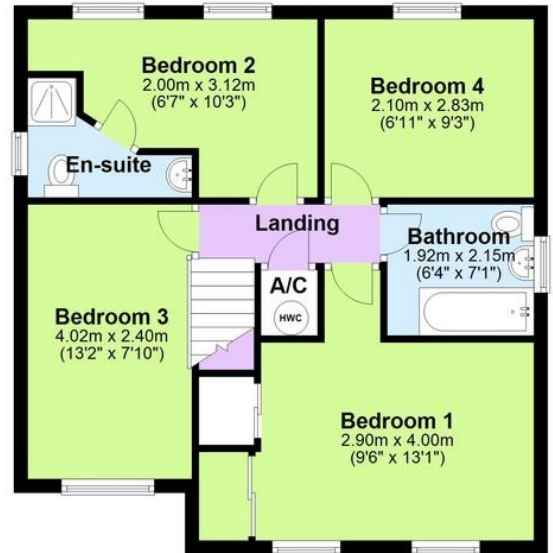




Ground Floor



First Floor



EPC AWAITED

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements