



Rowan Drive, Essington
Wolverhampton, WV11 2DJ

SKITTS
ESTATE AGENTS

Accommodation description

An Exceptional Family Home in Essington – Stylishly Remodelled & Extended This outstanding detached residence in the sought-after village of Essington has been transformed into a property of true distinction. Completely remodelled, thoughtfully extended, and finished with an eye for detail, it offers a seamless blend of style, space, and practicality. Every inch of this home has been designed with modern family living in mind, creating an elegant yet welcoming space that is as impressive as it is functional. A bright and extended hallway sets the tone, laid with solid oak flooring and finished with a bespoke oak balustrade staircase leading to the first floor. The lounge is beautifully presented, featuring a walk-in bay window, anthracite radiators, and solid wood flooring, from here, oak-glazed double doors lead into the heart of the home – a breathtaking open-plan kitchen and dining space. The kitchen itself is a masterpiece, crafted by Mackintosh with painted solid wood shaker cabinetry, oak drawer boxes with dovetail joints, and graphite-toned units, all centred around a striking heather-coloured island topped with oak work surfaces. Premium NEFF appliances, including an induction hob with Cube extractor, main oven, and combination oven, are seamlessly integrated alongside space for an American-style fridge freezer and SMEG dishwasher. Thoughtfully designed to accommodate both family life and entertaining, the kitchen flows naturally into a dining area large enough for gatherings, while a conservatory with a glass roof and fitted blinds provides a further light-filled reception room that opens directly onto the garden. Everyday living has been carefully considered, with a separate utility room, downstairs WC, and internal access to the garage providing additional practicality. Upstairs, the home continues to impress. Four generously sized bedrooms await, including a master with a well appointed en-suite shower room. Formerly the family bathroom, this en-suite is notably larger than

average, creating a luxurious retreat. Two further double bedrooms sit above the garage, each intelligently laid out to maximise comfort and space, while a contemporary family bathroom completes the first floor. Externally, the property enjoys a garden that has been landscaped to perfection, offering a stylish and low-maintenance haven. A sleek pergola, modern slatted fencing, and raised planters frame fresh seasonal planting, while discreet LED lighting and Phillips Hue smart patio lights create a stunning evening ambience. Whether relaxing in peace or entertaining guests, this outdoor retreat is designed to impress. Practical upgrades further enhance this home's appeal. The garage benefits from a Hormann automated insulated door with remote control and hard-wearing tiled flooring. A Harvey water softener system is also fitted, protecting appliances from limescale, reducing cleaning effort, providing softer skin and hair, and cutting down on energy and cleaning product costs. A 3.9kw solar panel system, installed in 2013 and registered to the Feed-In Tariff scheme, not only reduces running costs but also generates an annual income (£836 in 2024), with around eight years remaining on the tariff (expiring 15.12.2033). FIT payments remain with the building rather than the individual and would transfer to the new owner. Significant extensions, including a rear garage conversion with kitchen wall removal and a double-storey remodelled front elevation, have created exceptional living space that elevates this home far beyond the ordinary. Immaculately presented, highly practical, and energy efficient, this property represents a rare opportunity to acquire a truly remarkable family home in one of Essington's most desirable locations. Disclaimer: The details provided regarding the property's upgrades, extensions, solar panel system, and Feed-In Tariff income are supplied by the vendor and have not been independently verified. Prospective purchasers are advised to satisfy themselves as to the

accuracy of this information and to obtain confirmation from their own legal, financial, or professional advisors before proceeding with a purchase. Items and features mentioned within this description, including but not limited to upgrades, fixtures, and fittings, do not form part of the standard sale. Certain items may be available by separate negotiation.

Entrance Hall

Lounge: 16' 2" max x 12' 6" (4.94m max x 3.82m)

Kitchen/Diner: 19' 2" x 10' 8" (5.85m x 3.25m)

Conservatory: 11' 2" x 9' 5" (3.40m x 2.87m)

Rear Hallway

Utility Room: 7' 8" x 4' 2" (2.33m x 1.28m)

Guest W.C.

Garage: 15' 5" x 7' 10" (4.69m x 2.38m)

On The First Floor

Landing

Main Bedroom: 13' 11" x 11' 11" (4.23m x 3.63m)

En-Suite Shower Room: 7' 1" x 7' 0" (2.16m x 2.14m)

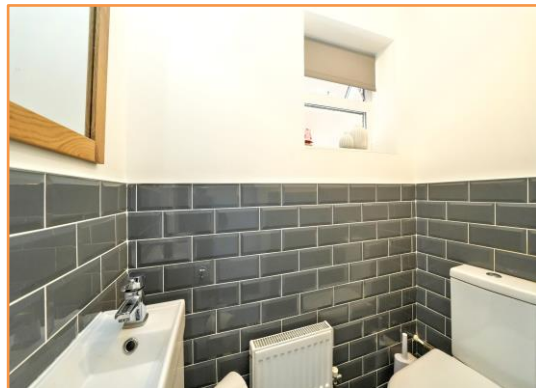
Bedroom Two: 12' 2" x 8' 3" (3.71m x 2.51m)

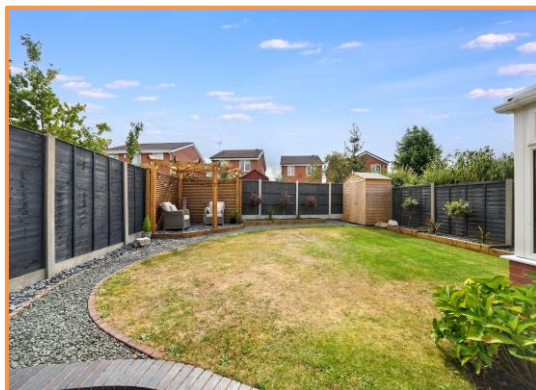
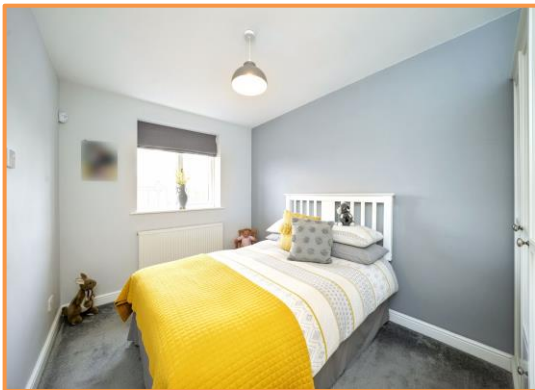
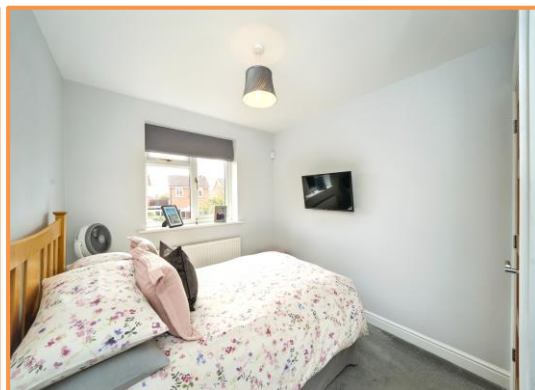
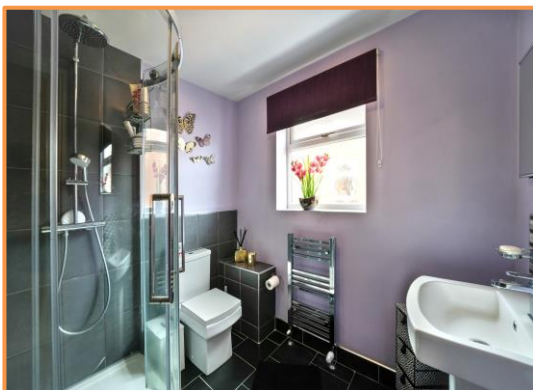
Bedroom Three: 9' 11" x 8' 5" (3.03m x 2.56m)

Bedroom Four: 9' 0" x 7' 11" (2.74m x 2.41m)

Bathroom: 8' 11" x 6' 11" (2.73m x 2.10m)

BUYERS INFORMATION: In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: D

EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

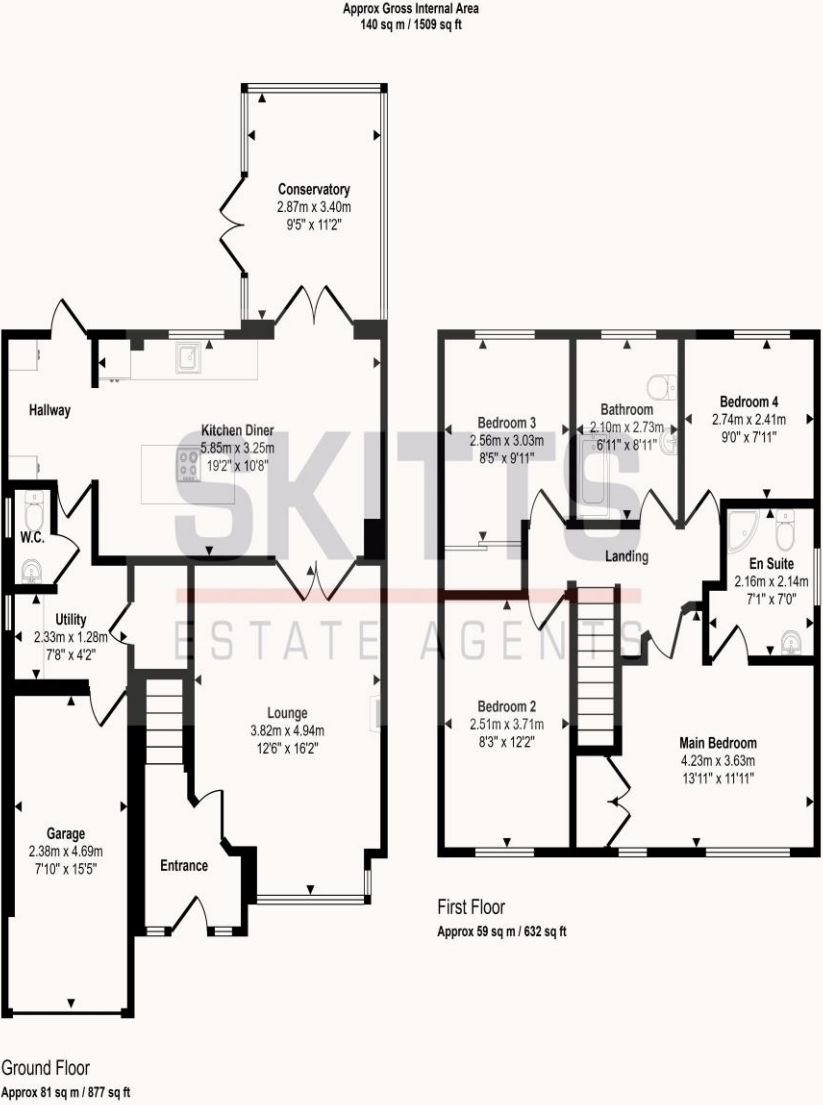
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in Excess of £425,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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