



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **B**

## Essington Wolverhampton

St. Johns Road Essington  
Wolverhampton West Midlands WV11



This is an opportunity which doesn't come around very often. A generous and superbly appointed two bedroom semi-detached bungalow in the highly desirable location of Essington, situated in this delightful and tranquil cul-de-sac.

Internally, the accommodation comprises of an entrance hall, spacious lounge leading to the rear facing conservatory, smart kitchen, utility room, two bedrooms and a smart shower room. Externally, having a superb low maintenance well kept private garden with a driveway to the front. This property certainly won't be around for long, as it is incredibly rare for a property like this to come to the market, so don't miss out and book in your viewing today!

- Well Appointed Semi Detached Bungalow
- Two Bedrooms & Smart Shower Room
- Smart Kitchen & Utility Store
- Living Room & Generous Conservatory
- Driveway & Private Rear Garden
- Great For Commuting & Local Amenities

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

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## Entrance Hallway

An inviting and bright entrance hall, having laminate flooring, ceiling spotlights, access to loft space, a radiator, double glazed window & door to the side elevation and internal doors off, providing access to;

## Living Room 16' 7" x 11' 0" (5.06m x 3.36m)

A good sized reception room which features a modern decorative fire surround housing an electric fire, ceiling coving, laminate flooring, a radiator, window & door to conservatory and further internal door to kitchen.

## Conservatory 12' 7" x 10' 0" (3.84m x 3.04m)

Having double glazed window and door to the rear garden, a radiator and vinyl flooring.

## Kitchen 8' 11" x 7' 5" (2.73m x 2.25m)

Fitted with a modern range of wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl sink/drainers with chrome mixer tap over. Appliances include; fitted oven & hob with a stainless steel splashback rising to an extraction hood above, and an integrated refrigerator. The room also benefits from having ceramic splashback tiling, tiled flooring, a double glazed window to the rear elevation and further internal door to;



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## **Utility & Store Room** 15' 11" x 8' 5" (4.84m x 2.56m)

Formerly being the garage, now converted to a useful and practical utility room and store room, having spaces in the utility area for plumbed appliances, a contemporary styled vertical radiator, laminate flooring, a double glazed window to the rear elevation, door to rear garden, and double glazed window and door to front elevation & driveway.

## **Bedroom One** 11' 6" x 10' 11" (3.51m x 3.33m)

With laminate flooring, radiator & double glazed window to front elevation.

## **Bedroom Two** 9' 1" x 8' 6" (2.76m x 2.58m)

With built-in wardrobe, radiator and double glazed window to front elevation.

## **Shower Room** 7' 4" x 5' 7" (2.24m x 1.71m)

Fitted with a modern suite comprising of a low-level WC, a wash hand basin with chrome mixer tap, and a shower cubicle with screens housing a mains-fed shower. The room also benefits from having tiled walls, vinyl flooring, a towel radiator and a double glazed window to the side elevation.

## **Outside Front**

There is a corner flowerbed with plants & shrubs, brick retaining wall, an asphalt driveway providing off-street parking and access to the carport at the side of the property.

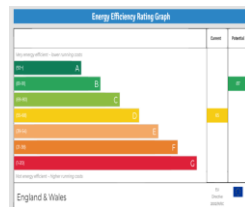
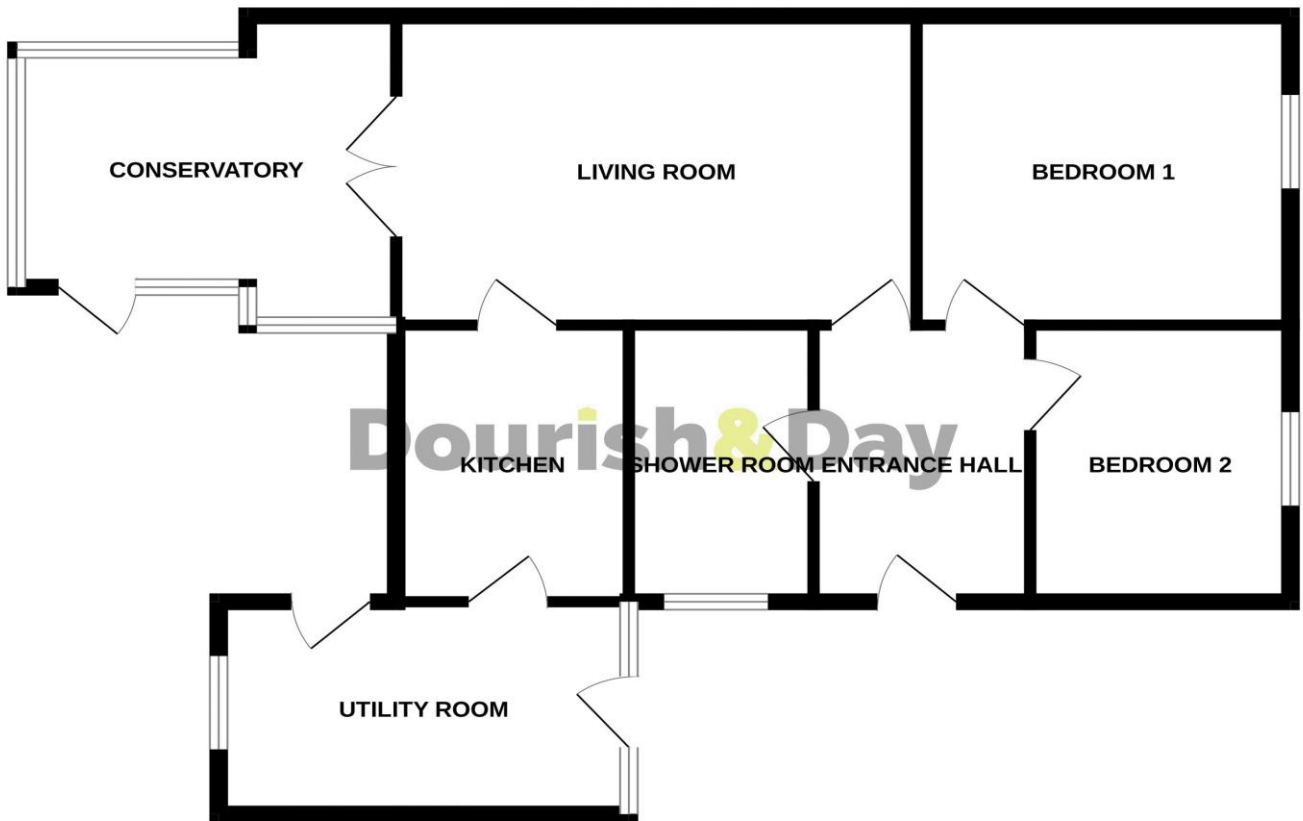
## **Outside Rear**

There is a pleasant low-maintenance & private rear garden with paved patio seating areas, gravelled borders with a variety of flowerbeds, plants and shrubs and is enclosed by timber panelled fencing.





## GROUND 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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