



Ashmore Avenue, Ashmore Park, Wednesfield, Wolverhampton

Offers In Region Of £250,000

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Ashmore Avenue, Ashmore Park, Wednesfield, Wolverhampton

Lee Cooke your Local and Personal Estate Agents highly recommends viewing this beautifully presented and deceptively spacious semi-detached home, situated in the ever-popular Ashmore Park Estate. This stunning property offers an ideal opportunity for families and professionals alike, with generous living space and excellent outdoor features.

Externally, the home boasts a pleasant frontage with ample off-road parking. The rear garden is a true highlight, beautifully maintained and offering a tranquil space to unwind or entertain. It also features a detached wooden-built family entertainment bar, perfect for social occasions, complete with an adjoining storage area and an enclosed pergola, providing both charm and practicality.

Internally, the property is equally impressive. The ground floor offers a utility room and a convenient guest WC, a spacious lounge ideal for relaxing evenings, and a refitted entertainment-style breakfast kitchen that opens seamlessly into a bright conservatory overlooking the rear garden. The open-plan flow of this space makes it perfect for modern family living and entertaining.

Upstairs, the home offers three well-proportioned bedrooms, providing ample space for family members or guests. A modern fitted family bathroom completes the first floor, offering both style and functionality.

Location & Area

Positioned in the sought-after Ashmore Park Estate, this home benefits from a wide array of nearby amenities. Local shops, public houses, doctors, dentists, and popular eateries are all within easy reach. Families will appreciate the access to well-regarded schools, while excellent public transport links provide direct routes to Wednesfield, Bentley Bridge Retail Park, and New Cross Hospital. For those commuting by car, the M54 and M6 motorways are conveniently close, offering easy access to surrounding towns and cities.





Entrance Hall

Double glazed front door, feature wall-mounted radiator, tiled flooring, stairs to first-floor landing, and doors leading to various ground floor rooms.

Side Entrance

Double glazed doors providing access to the front of the property and an internal door leading to the rear entrance/utility area.

Rear Entrance / Utility

Multiple internal doors providing access to adjacent rooms, with plumbing for an automatic washing machine.





Ground Floor Guest WC

Double glazed window, low flush toilet, wall-mounted wash basin, part-tiled walls, and door leading to the utility room.

Lounge – 13'8" x 11'3"

Double glazed window to the front, door to entrance hall, central heated radiator, and laminate flooring.

Entertainment Breakfast Kitchen – 19'9" x 9'9"

A spacious and stylish kitchen with double glazed window overlooking the rear garden. Doors to various rooms. Features include a wide range of fitted wall and base units, matching centre island with square-edge worktops, pop-up power point, integrated wall units, and matching splashbacks. Spotlights to ceiling, tiled flooring, feature radiator, 1½ bowl sink unit, and five-burner gas hob with oven and extractor hood.

**Conservatory – 11'0" x 10'0"**

Open access from the kitchen, double glazed French doors leading to the rear garden, double glazed windows with garden views, tiled flooring, and a feature radiator.

First Floor Landing

Double glazed window to the side, loft access with pull-down ladders, stairs to the ground floor, and doors leading to all first-floor rooms.

Bedroom One – 11'5" x 11'0"

Double glazed window to the front, central heated radiator, and door to landing.

**Bedroom Two – 12'0" x 10'0"**

Double glazed window to the rear with pleasant garden views, central heated radiator, and door to landing.

Bedroom Three – 9'0" x 8'2"

Double glazed window to the front, laminate flooring, central heated radiator, and door to landing.

Family Bathroom

Double glazed window to the rear, panelled bath with fitted shower and screen, low flush toilet, pedestal wash basin, tiled flooring and walls, spotlights to ceiling, and central heated radiator.





Front Garden

Pebbled area with open canopy and access to the front and side entrances.

Rear Garden

A beautifully landscaped garden with a raised entertainment patio area and steps down to a lower-level lawn. Stepping stones lead to a detached entertainment outbuilding. The garden is enclosed with panel fencing and includes a feature garden pond.

Detached Outbuilding – 17'8" x 9'4"

A versatile wooden outbuilding split into three areas:

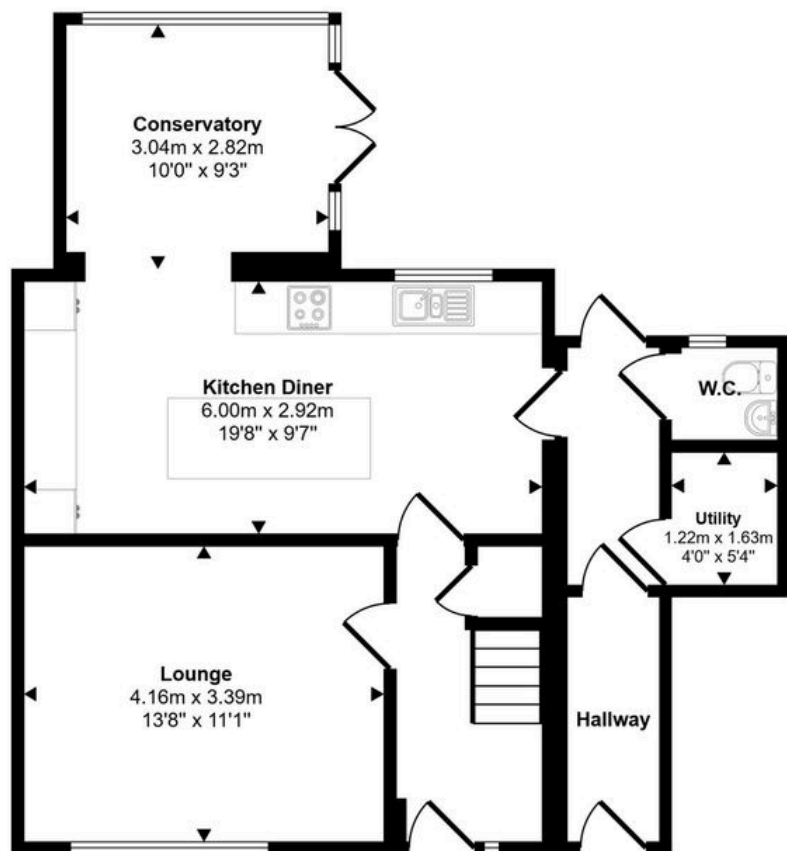
Area One: Side store with door to rear garden.

Area Two: Hot tub area with garden access and French doors leading to the family bar.

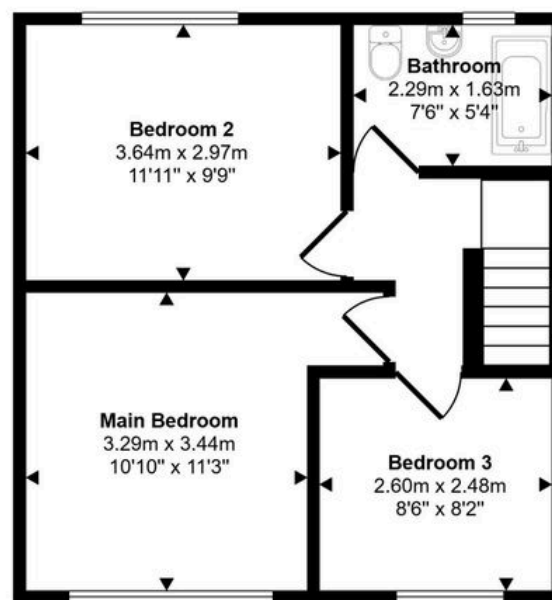
Family Bar Area: French doors to hot tub space, feature log burner with brick surround, spotlights to ceiling.

Viewing is highly recommended.

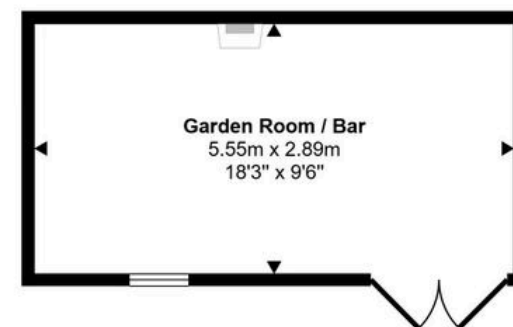
Approx Gross Internal Area
116 sq m / 1245 sq ft



Ground Floor
Approx 60 sq m / 643 sq ft



First Floor
Approx 40 sq m / 429 sq ft



Garden Room
Approx 16 sq m / 172 sq ft