



Gorse Road, Ashmore Park, Wednesfield, Wolverhampton

Offers In Region Of £235,000

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Gorse Road, Ashmore Park, Wednesfield, Wolverhampton

Lee Cooke Personal Estate Agents are delighted to present this highly deceptive and beautifully presented three-bedroom semi-detached home, situated on the ever-popular Ashmore Park Estate and just a stone's throw from sought-after local schooling.

The property is approached via a smart block-paved frontage offering ample off-road parking, with gated side access leading to a wonderful tiered rear garden complete with an attractive entertainment pergola area, perfect for family gatherings and outdoor relaxation.

Internally, the home offers a welcoming entrance porch and hallway, a stylish kitchen diner, and a spacious luxury lounge with patio doors opening directly onto the garden. The ground floor also benefits from a guest WC. To the first floor, there are three well-proportioned bedrooms alongside a modern fitted shower room, providing a comfortable and practical layout for family living.

Location & Area

The property is ideally situated on the popular Ashmore Park Estate, within the district of Wednesfield, a location well-regarded for its excellent amenities. Nearby, you will find a range of local shops, public houses, doctors, dentists, and **highly sought-after schools all within easy reach of this family home**. For further shopping and leisure, Wednesfield High Street and the ever-popular Bentley Bridge Retail Park are just a short distance away. Commuters will also benefit from excellent transport links, with New Cross Hospital, the M6, and the M54 motorway all conveniently located close by.





Entrance Porch

Accessed via a double-glazed front door, with double-glazed windows to the front and a further door leading into the entrance hall.

Entrance Hall

Welcoming space with stairs rising to the first-floor landing, doors to various rooms, a central heating radiator, and a double-glazed door connecting to the porch.

Guest WC

Fitted with a low flush WC and wash basin set in a vanity unit, with tiled flooring, a double-glazed window to the rear, and a door to the rear entrance hall.





Rear Entrance Hall

Provides access to the rear garden via a double-glazed door, with openings to the kitchen, WC, and storage area.

Lounge

5.54m x 3.35m (18'2" x 11'0")

A spacious family lounge featuring double-glazed patio doors opening to the pergola entertainment area, a double-glazed bow window to the front, an electric fire with surround, coved ceiling, central heating radiator, and an opening into the hall.

First Floor Landing

With airing cupboard, separate storage cupboard, loft access, and doors to all first-floor rooms.



Kitchen/Diner

5.49m x 2.74m (18'0" x 9'0")

A bright dual-aspect room with double-glazed bow windows to both front and rear elevations. Fitted with a range of wall and base units with wood-effect doors, roll-top work surfaces, and a 1½ bowl sink unit with drainer. Central heating radiator, door to the main entrance hall, and access to the rear entrance hall.

Bedroom One

4.34m x 3.58m (14'3" x 11'9")

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

Bedroom Two

3.66m x 2.74m (12'0" x 9'0")

Double-glazed window to the front, central heating radiator, walk-in storage cupboard, additional built-in storage, and loft access.



Bedroom Three

3.35m x 1.83m (11'0" x 6'0")

Double-glazed window, central heating radiator, storage area, and door to landing.

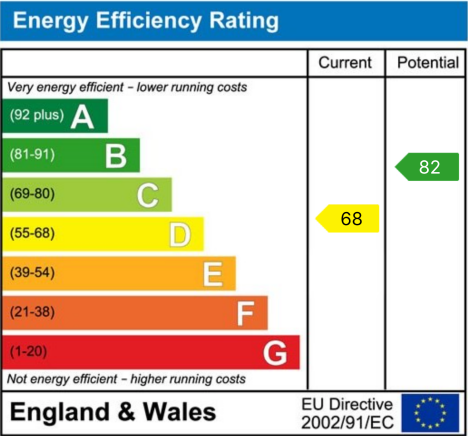
Shower Room

Modern fitted suite comprising a walk-in shower enclosure, pedestal wash basin, and low flush WC. Part tiled walls, feature underfloor heating, double-glazed window to the rear, and door to first-floor landing.

Front Garden

Block-paved driveway providing ample off-road parking, with hedged borders and gated access leading to the rear.

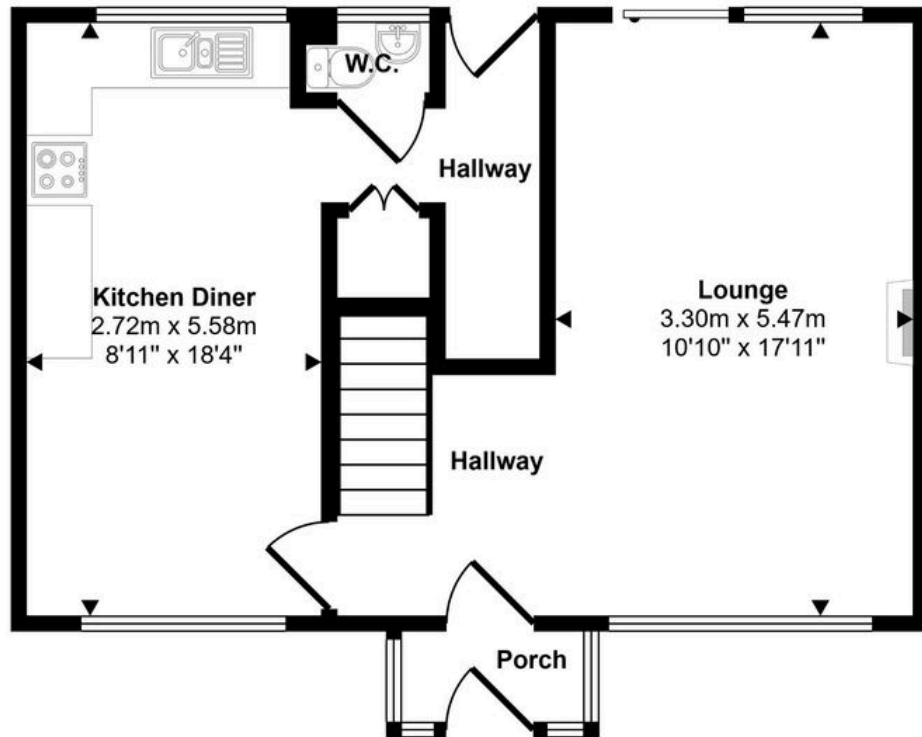




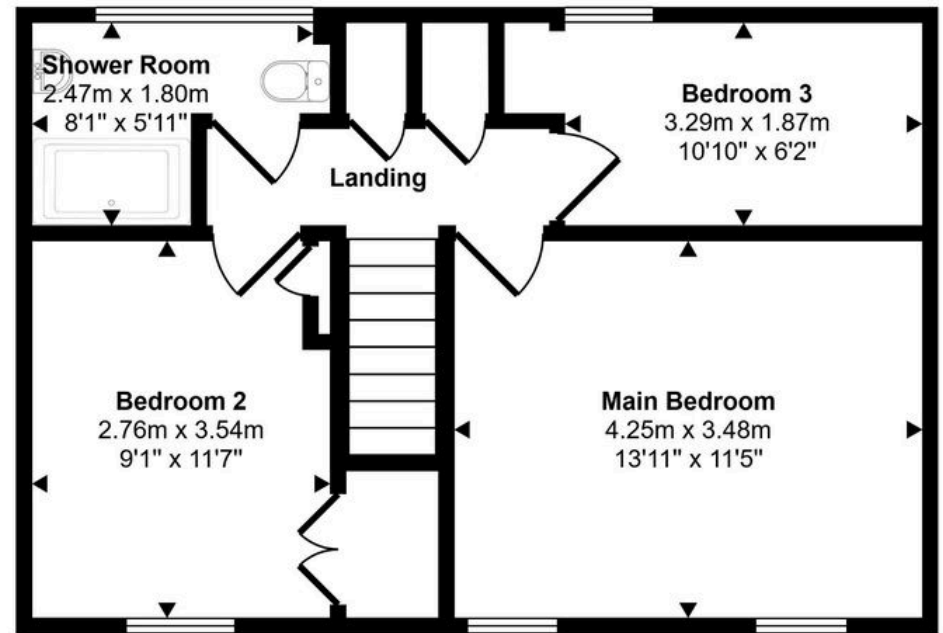
Rear Garden

A well-presented outdoor space featuring a pergola-covered patio entertainment area with steps leading up to a raised lawn. Complete with a selection of trees, plants, and shrubs, hedged borders, and gated side access.

Approx Gross Internal Area
92 sq m / 986 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft



First Floor
Approx 45 sq m / 480 sq ft