



Broad Lane South, Wednesfield

Offers In Region Of £250,000

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Broad Lane South, Wednesfield

Lee Cooke Personal Estate Agents presents this lovely bungalow, situated on the ever-popular Broad Lane South. Externally, the property benefits from ample off-road parking to the front, with gated access leading to a generous rear garden, which features a detached wooden entertainment area.

Internally, the bungalow comprises an entrance porch, entrance hall, lounge, fitted dining kitchen with an additional utility and kitchen area, two bedrooms, and a fitted shower room. This charming property is sure to appeal to those seeking a comfortable and well-presented home in a desirable location.

Location & Area

Broad Lane South is a highly sought-after location in Wednesfield, offering a desirable balance of suburban tranquillity and convenient amenities. The area benefits from excellent local schools, shops, and leisure facilities, making it ideal for families. Commuters enjoy easy access to major road networks, including the M6 and A4124, while public transport links provide straightforward connections to Wolverhampton city centre and surrounding areas. The neighbourhood is known for its friendly community atmosphere, well-maintained properties, and nearby parks, providing both convenience and a pleasant environment to call home.





Entrance Porch

Double-glazed door leading to the entrance hall, with double-glazed windows to the front and a tiled floor.

Entrance Hall

Double-glazed door to the porch, loft access, central heated radiator, and doors leading to the lounge, bedrooms, shower room, and kitchen areas.

Lounge

4.09m x 3.25m (13'5" x 10'8")

Double-glazed bay window to the front, electric fire, central heated radiator, and glazed door connecting to the entrance hall.





Sunroom

4.34m x 2.24m (14'3" x 7'4")

Situated to the rear of the property, featuring double-glazed windows and a double-glazed door leading to the rear garden. Door access to the utility/kitchen area.

Entertainment Kitchen/Diner

3.56m x 3.35m (11'8" x 11'0")

Double-glazed window to the side and doors leading to internal rooms. Fitted with a selection of wall and base units with roll-top work surfaces, integrated fridge/freezer, integrated oven with extractor, integrated dishwasher, storage cupboard, spotlights to ceiling, and part brick-effect tiled walls.

Bedroom 1

4.11m x 2.59m (13'6" x 8'6")

Double-glazed bay window to the front, built-in mirrored wardrobe, central heated radiator, and oak door to the entrance hall.

Bedroom 2

3.53m x 2.74m (11'7" x 9'0")

Double-glazed window to the rear, central heated radiator, and door to the entrance hall.

Shower Room

Fitted suite comprising walk-in shower, wash basin, low-flush toilet, spotlights to ceiling, tiled floor, tiled walls, and heated towel rail. Door leads to the entrance hall.

Front Garden

Pleasant frontage with pebbled off-road parking area and gated side access to the rear garden.

Rear Garden

Access from the front, featuring an entertainment patio area, pebbled area, selection of trees, plants, and shrubs, external water tap, pathway, artificial lawn, and storage shed.

Detached Outbuilding

5.97m x 2.92m (19'7" x 9'7")

Wonderful wooden-built summer house with lighting, power point, and French glazed doors opening onto the garden, ideal as an entertainment space.



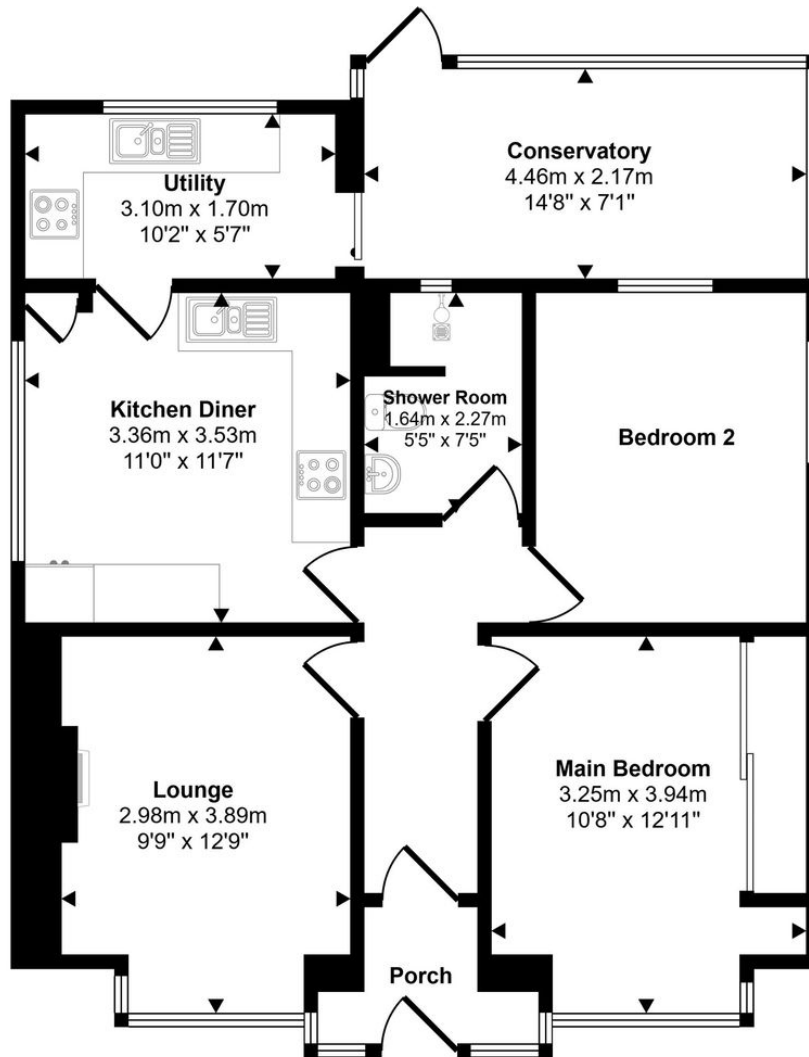


Utility/Kitchen Area 2

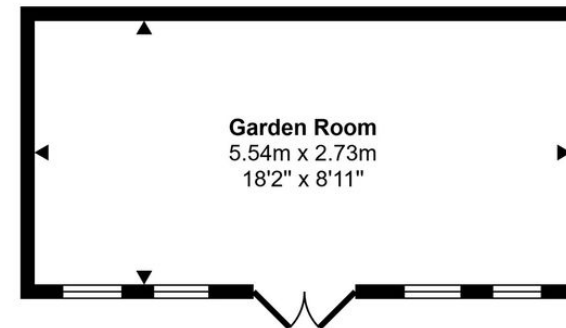
3.07m x 1.7m (10'1" x 5'7")

Double-glazed window overlooking the rear garden, double-glazed door leading to the sunroom, and door to the entertainment kitchen/diner. Includes plumbing for a washing machine, electric oven with extractor, tiled floor, and part-tiled walls.

Approx Gross Internal Area
92 sq m / 991 sq ft



Ground Floor
Approx 77 sq m / 828 sq ft



Garden Room
Approx 15 sq m / 163 sq ft