



Wood End Road, Wednesfield, Wolverhampton

Offers In Region Of £295,000

LEE COOKE

exp[®] UK

@ lee.cooke@exp.uk.com

leecooke.exp.uk.com

📞 01785 526777 (Staffordshire)

📞 01952 370777 (Shropshire)

📞 01902 239777 (Wolverhampton)

Wood End Road, Wednesfield, Wolverhampton

Lee Cooke Personal Estate Agents are delighted to present this beautifully presented semi-detached home, located on the ever-popular Wood End Road. The property stands behind a generous frontage with ample off-road parking and garage (ideal for conversion, subject to planning). To the rear, a wonderful garden with countryside views and a decked entertaining area provides the perfect outdoor space.

Internally, the home offers a welcoming entrance hall, ground floor guest WC, spacious lounge with sitting area, separate dining room, and a fitted breakfast kitchen. The first floor features three well-proportioned bedrooms and a modern fitted family bathroom.

Location & Area

Wood End Road is a sought-after residential location, well placed for commuters with excellent access to the M54 and M6 motorways. A wide range of shopping and leisure facilities are nearby, including Wednesfield and Bentley Bridge Retail Park, as well as New Cross Hospital. Families are well catered for with a selection of highly regarded schools in the area, alongside doctors, dentists, and local public houses, all within close proximity.





Entrance Hall

Accessed via a double-glazed front door, the entrance hall offers stairs to the first-floor landing, a useful storage cupboard, laminate flooring, and doors leading to various rooms.

Guest WC

Fitted with a low-flush WC, wash basin, spotlights, ceiling extractor fan, central heating radiator, and a double-glazed window to the front.

Lounge / Sitting Room

7.39m x 3.05m (24'3" x 10'0")

A superb open-plan family living and entertaining space with a double-glazed bay window to the front, feature fireplace with wooden shelving, laminate flooring, and two central heating radiators. French glazed doors lead through to the dining area.





Dining Room

2.67m x 2.34m (8'9" x 7'8") (max)

Featuring French glazed doors to the lounge and double-glazed patio doors opening into the conservatory. Laminate flooring and an open plan aspect leading through to the kitchen.

Conservatory / Sunroom

3.1m x 2.49m (10'2" x 8'2")

A bright and versatile space with double-glazed windows and French doors overlooking the rear garden, laminate flooring, and patio doors opening directly to the garden.

Breakfast Kitchen

5.51m x 2.49m (18'1" x 8'2") 7'0" (min)

A well-appointed fitted kitchen with a superb range of wall and base units, complementary roll-top work surfaces, and a breakfast bar. Integrated appliances include a five-burner gas hob, oven, microwave, dishwasher, fridge, and freezer.



First Floor Landing

Spacious landing area with loft access, double glazed window to the side, doors leading to all rooms, and stairs descending to the ground floor.

Bedroom One

4.01m x 3.66m (13'2" x 12'0")

Generous double bedroom with a double glazed window to the front, central heating radiator, and door to the landing.

Bedroom Two

3.68m x 3.05m (12'1" x 10'0")

Well-proportioned double bedroom with a rear aspect double glazed window offering delightful countryside views, central heating radiator, and door to the landing.



Bedroom Three

2.67m x 2.13m (8'9" x 7'0")

Good-sized single bedroom with a rear aspect double glazed window enjoying countryside views, laminate flooring, central heating radiator, and door to the landing.

Family Bathroom

Modern fitted suite comprising walk-in shower, wash basin set within a vanity unit, and low flush WC. Finished with part-tiled walls, central heating radiator, and door to the first floor landing.

Front Garden

The property boasts a large frontage with ample off-road parking, complemented by a spacious lawned area and external lighting. Access to the property is easily available from the front, offering both practicality and kerb appeal.





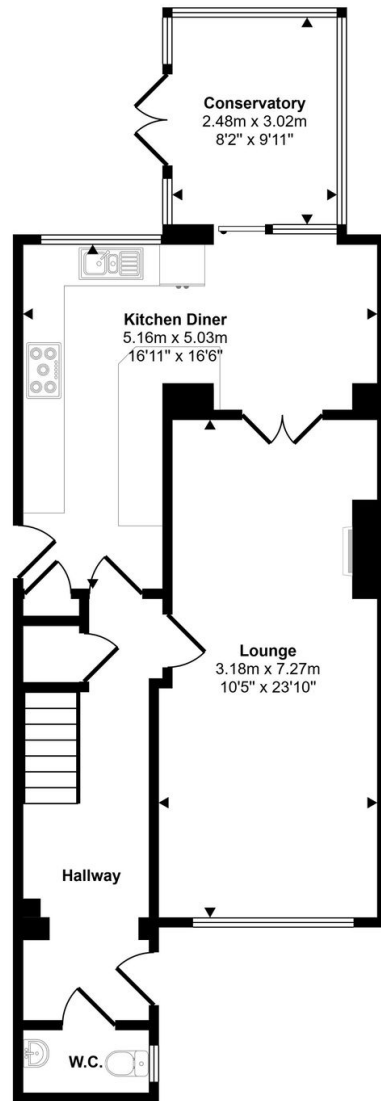
Garage

A generous garage fitted with a remote-control roller shutter and up-and-over access door. The garage also benefits from plumbing for a washing machine, adding flexibility and convenience. Viewing is highly recommended to appreciate the space on offer.

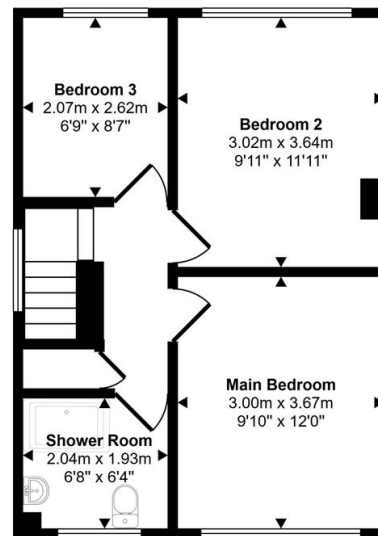
Rear Garden

The rear garden features a paved patio area leading to an extended decked section, perfect for enjoying the countryside views. The space is further enhanced with a water tap, security lighting, and a gate providing side access. Well-established trees, plants, and shrubs create privacy and a pleasant outlook, with open field views to the rear.

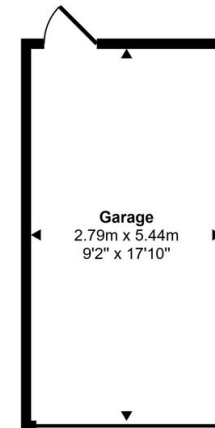
Approx Gross Internal Area
118 sq m / 1266 sq ft



Ground Floor
Approx 64 sq m / 684 sq ft



First Floor
Approx 39 sq m / 419 sq ft



Garage
Approx 15 sq m / 163 sq ft