



Springfield Lane, Fordhouses, Wolverhampton

Offers Over £395,000

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Springfield Lane, Fordhouses, Wolverhampton

Lee Cooke your local and Personal Estate Agents presents this highly deceptive and spacious three-bedroom traditional detached home, situated on the ever-popular Springfield Lane, just off Stafford Road.

This beautifully maintained property offers fantastic commuter access to the M54 and M6 motorways and stands proudly behind a large frontage, providing ample off-road parking and pleasant, mature front and rear gardens, with a garage to the side.

The property also offers excellent scope for extension to the side and rear, along with potential for an attic conversion (subject to relevant permissions).

Internally, there is an entrance porch, welcoming entrance hall, a front lounge with feature log burner, and a rear sitting room with a second feature log burner and French doors leading to the rear patio. The ground floor also includes a refitted kitchen, separate utility, and guest WC. The first floor features three bedrooms and a large, spacious bathroom with a feature sunken bath and separate walk-in shower area.

Location & Area

Situated on the desirable Springfield Lane, the area is well-regarded for its traditional and exclusive family homes. The nearby Stafford Road (A449) provides easy access to a range of local amenities, including popular public houses with eateries, medical facilities such as doctors and dentists, and a selection of sought-after schools.

Excellent transport links via the M54, M6, and i54 Business Park make this an ideal location for commuters. Additionally, New Cross Hospital, Wolverhampton City Centre, and Bentley Bridge Retail Park, offering a range of popular shopping options, are all conveniently located nearby.





Entrance Porch

Having **double-glazed French doors with double-glazed windows to the front, tiled flooring, and a traditional door leading to the entrance hall.**

Entrance Hall

A welcoming hallway with **stairs leading to the first-floor landing, storage cupboard, central heating radiator, and doors to various rooms.**

Family Lounge – 15'3" (into bay) x 12'0"

A beautifully presented room featuring a **double-glazed bay window to the front, oak flooring, feature fireplace with log burner, wall-mounted feature radiator, and coved ceiling.** Door leading to the entrance hall.





Dining Room / Sitting Room – 13'2" x 11'9"

A charming reception room with **oak flooring**, **central heating radiator**, and **feature log burner**. **Double-glazed French doors** with **side windows** open to the **rear garden**, creating a bright and airy family space. Door leading into the hall and kitchen.

Kitchen – 12'1" x 9'2"

A **fantastic refitted kitchen** with an excellent range of **wall and base units** finished with **quartz worktops** and a **Belfast-style integrated sink**. Features include a **freestanding range cooker** with **complementary extractor hood**, **integrated dishwasher**, **feature wall-mounted radiator**, **tiled flooring**, and **part brick-effect tiled walls** with a **feature splashback**. **Double-glazed window** overlooks the rear garden, with **door to the utility** and **door to the entrance hall**.



Ground Floor Guest WC

Featuring **spotlights to ceiling**, **double-glazed window to the side**, **low-flush WC**, **wash basin**, **central heating radiator**, and **door leading to the utility**.

First Floor Landing

Having **feature radiator**, **double-glazed window to the side**, **stairs to the ground floor**, and **doors to various rooms**.

Bedroom One – 16'0" (into bay) x 12'0"

A spacious main bedroom with **double-glazed bay window to the front**, **feature radiator**, and **door to landing**.



Bedroom Two – 13'0" x 11'8"

With **double-glazed window overlooking the rear garden**, **feature wall-mounted radiator**, **oak flooring**, and **door to landing**.

Bedroom Three – 10'0" x 8'0"

Having **double-glazed bay window to the front**, **central heating radiator**, and **door to landing**.

Bathroom

A large, impressive family bathroom that must be viewed to be fully appreciated. Features include a **double-glazed window to the rear**, **sunken bath**, **separate walk-in shower area**, **feature wash basin**, **low-flush WC**, **feature radiator**, **tiled flooring**, **part tiled walls**, and **spotlights to ceiling**.





Attic Area

An excellent **attic space** offering potential for conversion (*subject to relevant permissions*).

Front Garden

A pleasant frontage with large block-paved driveway providing ample off-road parking, a lawned area, and a selection of trees, plants, and shrubs. Features include brick boundary wall, dual gated side access, and security lighting.

Rear Garden

A private, enclosed rear garden featuring lawned area, various paved patio spaces, dual gated access to the front, trees, plants, and shrubs, log store, and a timber garden shed.



Garage

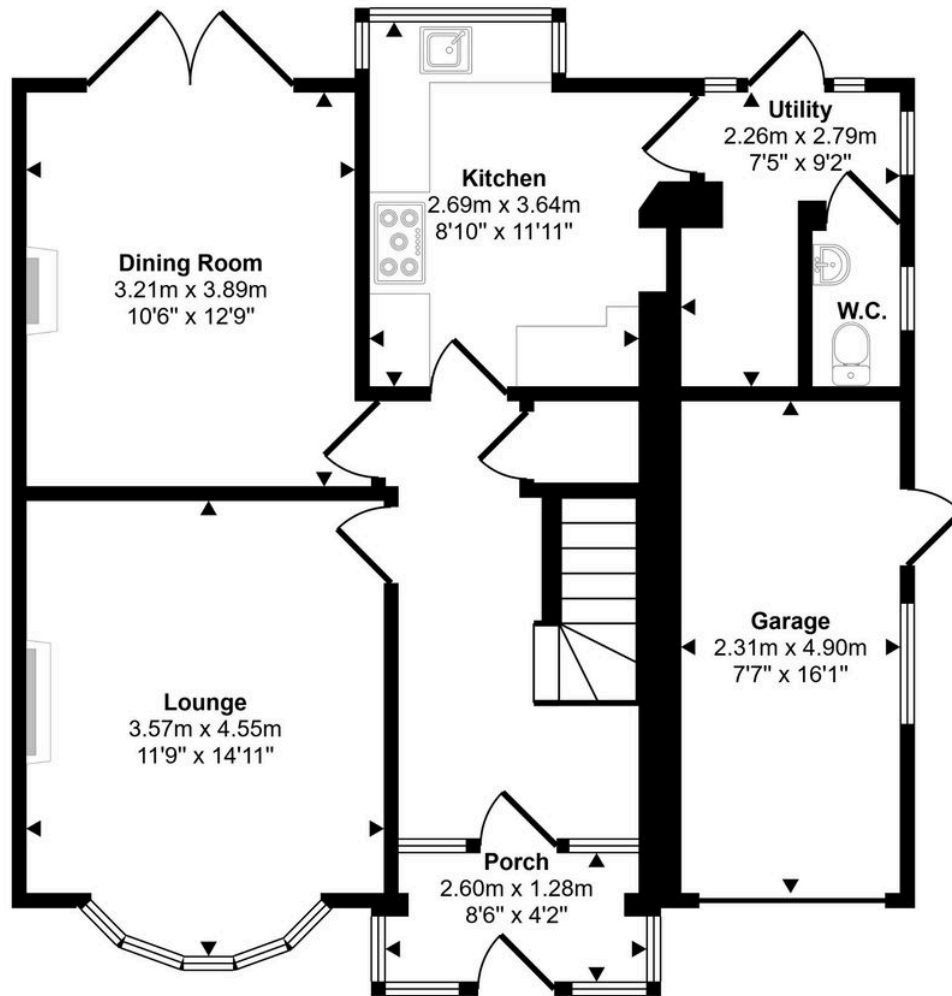
Having double opening doors to front, side access door, double-glazed side window, and wall-mounted boiler.

Utility – 9'9" x 6'7"

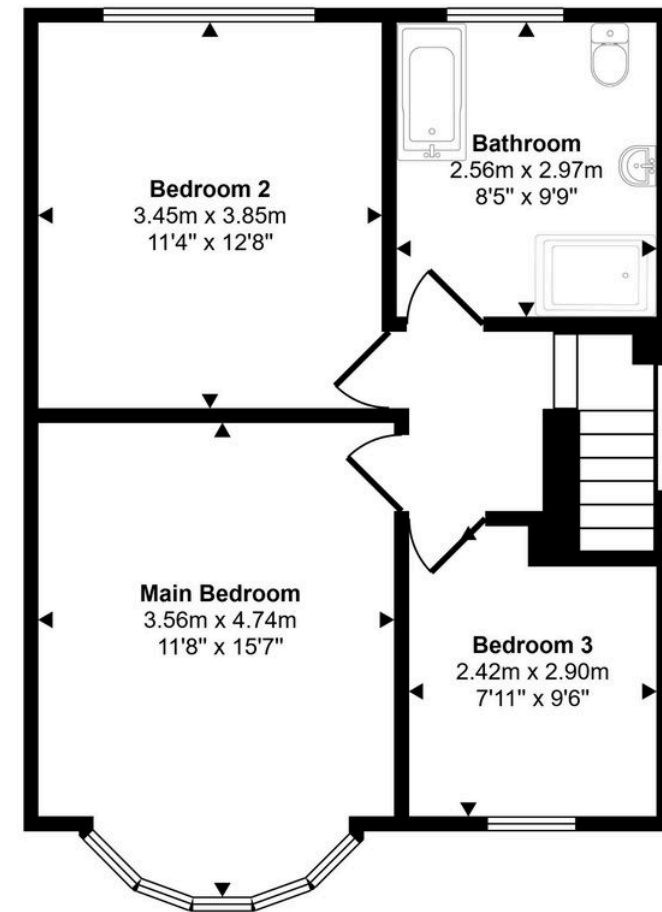
With plumbing for an automatic washing machine, tiled flooring, double-glazed door to the rear garden, door to the kitchen, and door to the ground-floor guest WC.



Approx Gross Internal Area
124 sq m / 1339 sq ft



Ground Floor
Approx 74 sq m / 796 sq ft



First Floor
Approx 50 sq m / 543 sq ft