



Wolverhampton Road, Bentley, Walsall

Offers In Region Of £265,000

LEE COOKE

exp[®] UK

@ lee.cooke@exp.uk.com

leecooke.exp.uk.com

01785 526777 (Staffordshire)

01952 370777 (Shropshire)

01902 239777 (Wolverhampton)

Wolverhampton Road, Bentley, Walsall

This is a fantastic opportunity to purchase a generously proportioned detached family residence, available immediately with no upward chain. Offering excellent potential for modernisation, the property is ideal for buyers looking to create a spacious, personalised home.

Externally, the home is set on a generous plot with ample off road parking, a garage to the side, and a spacious rear garden, perfect for outdoor enjoyment and family living. Early viewing is highly recommended to fully appreciate the scale and potential on offer.

Internally, the property comprises an entrance porch leading to a welcoming hallway with a useful storage cupboard. The living space includes a large lounge, a separate sitting room, and an adjoining drawing room, providing multiple reception areas ideal for family use or entertaining. The heart of the home is the open-plan kitchen diner, designed for modern living, and there is the added benefit of a separate utility room.

Upstairs, there are three well proportioned bedrooms, a family bathroom, and a separate WC. A particular highlight is the large attic area, which offers excellent scope for conversion into a fourth bedroom or additional living space (subject to the necessary planning permissions).

While the property would benefit from some updating, it offers tremendous potential to become a substantial and comfortable family home.

Location & Area

Located in the Bentley area of Walsall, the property enjoys superb transport links via the M6, M54, and Black Country Route, making it ideal for commuters. A wide range of amenities are within easy reach, including popular shopping areas in Walsall, Willenhall, and Wolverhampton, with Bentley Bridge Retail Park also nearby. The area also benefits from access to well regarded schools, local doctors and dentists, public houses with dining options, and excellent public transport links, all within close proximity.





Entrance Porch

Double glazed doors and double glazed windows to front access, feature door leading to entrance hall and tiled flooring.

Entrance Hall

Feature parquet flooring, cloak storage area, stairs to first floor landing, doors to various rooms and central heated radiator.

Lounge

13' 2" x 13' (into bay)

Double glazed bay window to front, central heated radiator, gas fire and door leading to entrance hall.





Sitting Room

12' 1" x 11' 7" (maximum measurements)

Archway leading into the drawing room, door leading to entrance hall, wall storage and central heated radiator.

Drawing Room

9' 5" x 10' 4"

Opening leading to sitting area, double glazed patio doors leading to rear, double glazed window to rear and central heated radiator.

Open Plan Kitchen Diner

11' 4" x 9'

Double glazed door leading into utility, double glazed window overlooking the rear garden, door leading to entrance hall, selection of fitted wall and base units with breakfast bar and central heated radiator.



First Floor Landing

Loft access with pull down ladders (ideal for conversion subject to relevant permissions), stairs to ground floor and doors to various rooms.

Bedroom One

13' 7" (into bay) x 13' 3" (into wardrobes)

Double glazed window to front, central heated radiator, door to landing and built in wardrobes with drawer sets.

Bedroom Two

12' 3" x 9' 3" (into wardrobes)

Double glazed window to rear, built in wardrobes, central heated radiator, wall mounted wash basin set in a vanity unit, door to landing.



Bedroom Three

9' x 7' 6" (into wardrobes)

Double glazed window to rear, wall mounted wash basin set in a vanity unit, door to landing and central heated radiator.

Bathroom

Panel bath, wash basin set in a vanity unit, low flush toilet, double glazed window to rear, door to first floor landing and heated towel rail.

Separate WC

Double glazed window to side, door to landing and low flush toilet.





Front Garden

Pleasant frontage with off-road parking, brick built entry wall with wrought iron gates, trees, plants & shrubs.

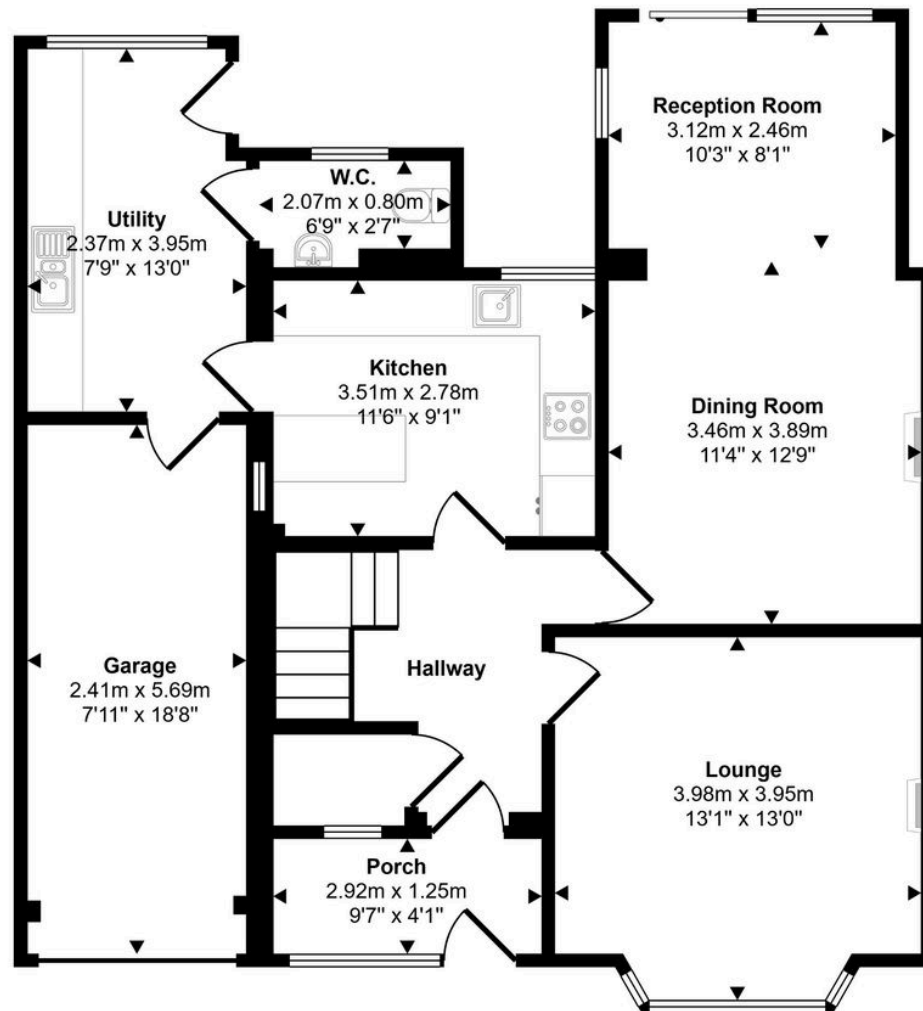
Garage

Electric up and over door to front access and door leading to utility.

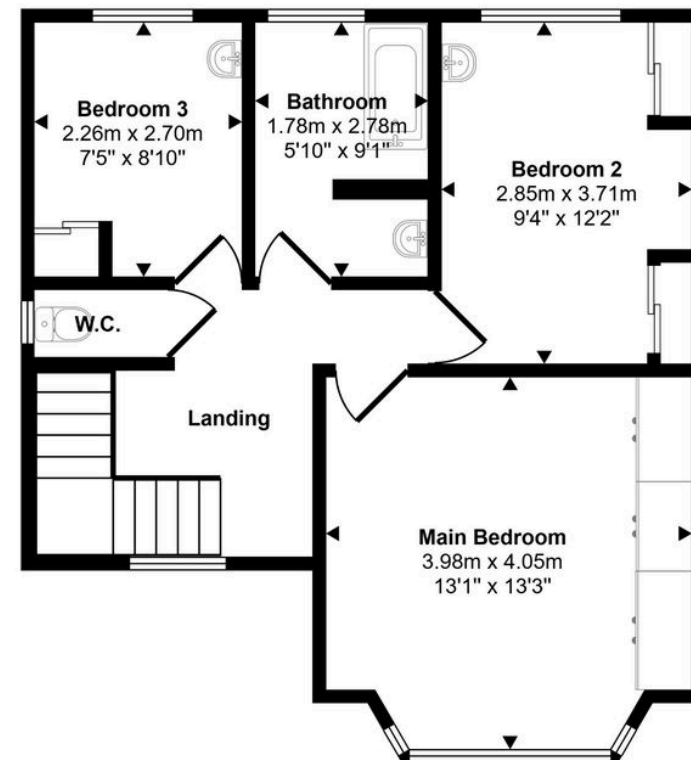
Rear Garden

Private rear garden with lawned area and selection of trees, plants, shrubs & stepping stones.

Approx Gross Internal Area
138 sq m / 1487 sq ft



Ground Floor
Approx 90 sq m / 964 sq ft



First Floor
Approx 49 sq m / 523 sq ft