



**RE/MAX**  
Elite



**75 Broad Lane, Essington, WV11 2RH**  
**Offers over £255,000**

**FOR SALE: FULLY RENOVATED FAMILY HOME - MOVE-IN READY!**

This stunningly renovated property offers a perfect blend of classic charm and modern amenities, ideally suited for families or professionals seeking a ready-to-move-in home.

Situated in a sought-after location, this home comes with no upward chain and is anticipated to sell quickly. Don't miss out—book your viewing today!

Lounge/Dining Room 13'11" x 10'9" - 13'11" x 14'4"  
(4.25 x 3.28 - 4.25 x 4.37 )



Spacious open-plan area with contemporary grey wood flooring and traditional white decor. Features a charming fireplace providing a focal point for both dining and relaxation.

Kitchen 7'3" x 10'5" (2.23 x 3.19 )



Modern kitchen equipped with the latest appliances, white cabinetry, and a contrasting wood countertop. Includes a beautifully designed stained glass window adding a unique touch to the space.

Bath Room 7'3" x 8'6" (2.22 x 2.61)



Fully equipped with modern amenities, this bathroom features sleek, contemporary tiling and

high-end fixtures, providing both functionality and style.

Bedroom 1 13'10" x 10'11" (4.24 x 3.33)



The largest bedroom, offering ample space for both a king-sized bed and additional furniture. Neutral decor and grey flooring create a serene atmosphere.

Bedroom 2 6'11" x 10'3" (2.13 x 3.14)



A cosy room ideal for children or guests, featuring light-filled windows and ample space for storage.

Bedroom 3 6'7" x 10'7" (2.03 x 3.24)



Bedroom 2, offering versatility as a guest room or home office, with ample natural light and space.

## Additional Features

Patio Area 8'2" x 27'8" ( 2.50 x 8.45)



Accessible via the kitchen, this wooden decked patio area is perfect for outdoor dining and entertaining, offering privacy and space for family gatherings

## Garage



A single-car garage provides additional storage solutions or secure parking, with easy access from the main road.

## Garden



Features a newly installed long fence for enhanced privacy and security, with a well-maintained lawn area that's ideal for relaxation or play.

## Exterior and Construction



The property boasts a new high fence along the garden's perimeter, ensuring privacy. The front gate and adjacent brickwork showcase quality craftsmanship, adding to the home's curb appeal.

This property is a must-see for anyone looking to find a beautiful home that combines the ease of modern living with the comfort of traditional design. Act fast to make it yours!

# Floor Plan



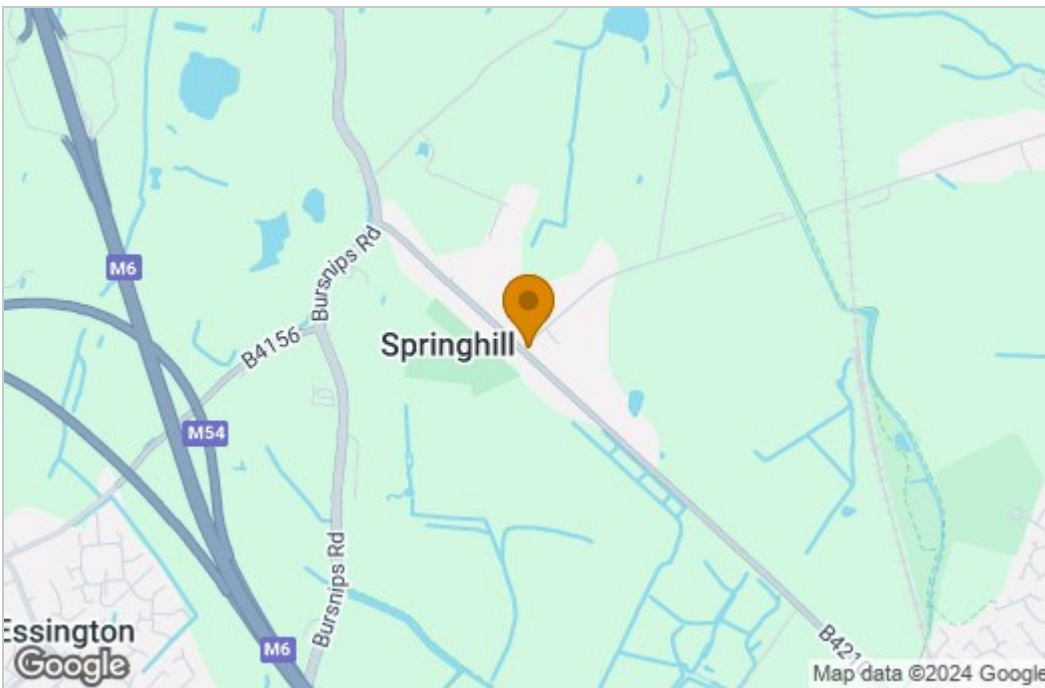
Floor 1

Floor 2

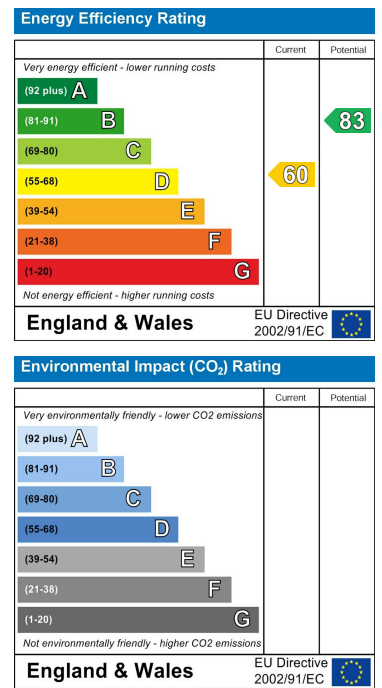


**TOTAL: 81 m2**  
 FLOOR 1: 49 m2, FLOOR 2: 32 m2  
 EXCLUDED AREAS: DECK: 21 m2, BAY WINDOW: 1 m2  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



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