



Connells

Thirlmere Drive
Essington Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented modern detached home situated in the popular village of Essington.

Externally the home has ample off road parking to front and pleasant rear garden with storage garage area. Internally there is entrance hall, lounge, dining room/sitting room, fitted kitchen, ground floor guest wc, utility and ground floor office (part of the original garage). The first floor has a selection of four bedrooms, master en-suite & separate family bathroom.

The Location & Area

Situated in the village of Essington noted for popular schooling and offers commuting access to the M54 and M6 motorways. Popular shopping can be found within Wednesfields Bentley Bridge retail parking, Cannock, Willenhall and surrounding areas.

Entrance Hall

Double glazed composite door to front access, stairs to first floor landing, doors to various room, tiled flooring, central heating radiator.

Lounge

15' 9" into bay x 13' 6" into recess (4.80m into bay x 4.11m into recess)

Double glazed bay window to front, door to dining room/sitting room, door to entrance hall, laminate floor, gas fire with fitted surround, two central heating radiators, coved ceiling.

Sitting Room/ Dining Room

10' 4" x 9' (3.15m x 2.74m)

Double glazed patio doors to rear, laminate floor, central heating radiator, door to leading to kitchen, door to lounge.

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to rear, a selection of fitted wall and base, units with roll top works surfaces, gas hob with oven and extractor, single drainer sink unit, pantry storage cupboard, central heating radiator, tiled floor, part tiled walls, door to dining room/sitting room, door to utility, door to office area, door to entrance hall.

Utility

6' 5" x 5' 9" (1.96m x 1.75m)

Double glazed door to rear access, doors to various rooms, base units with sink, central heating radiator.

Ground Floor Guest Wc

Double glazed window to side, low flush toilet, pedestal wash basin, tiled floor, door to utility.

Office

7' 8" x 7' 6" (2.34m x 2.29m)

Previously part of the garage area and being used as a Home Office/Gymnasium area. Door to leading to kitchen, central heating radiator, laminate floor.

First Floor Landing

Double glazed window to front, airing cupboard, loft access, stairs to ground floor, doors to various rooms.

Bedroom One

12' 9" x 11' (3.89m x 3.35m)

Double glazed window to front, central heating radiator, built-in wardrobes, door to en-suite, door to landing.

En-Suite

Double glazed window to side, a walk-in shower area, low flush toilet, wall mounted wash basin, laminate floor, heated towel rail, tiled walls, door to Bedroom One.

Bedroom Two

11' x 8' 2" (3.35m x 2.49m)

Double glazed window to front, central heating radiator, door to landing.

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

Double glazed window to rear, central heating radiator, door to landing.

Bedroom Four

9' 5" x 8' 2" (2.87m x 2.49m)

Double glazed window to rear, central heating radiator, door to landing.

Family Bathroom

Double glazed window to rear, extractor fan, fitted suite with a low flush toilet, pedestal wash basin, panelled bath with fitted shower, heated towel rail, part tiled walls, door to first floor landing.

Outside Front

Lawned area with stepping stones, off road parking to front, selection of plants and shrubs.

Outside Rear

Having a pleasant lawned area with panelled fences, paved patio area, trees, plants and shrubs, gate to front access.

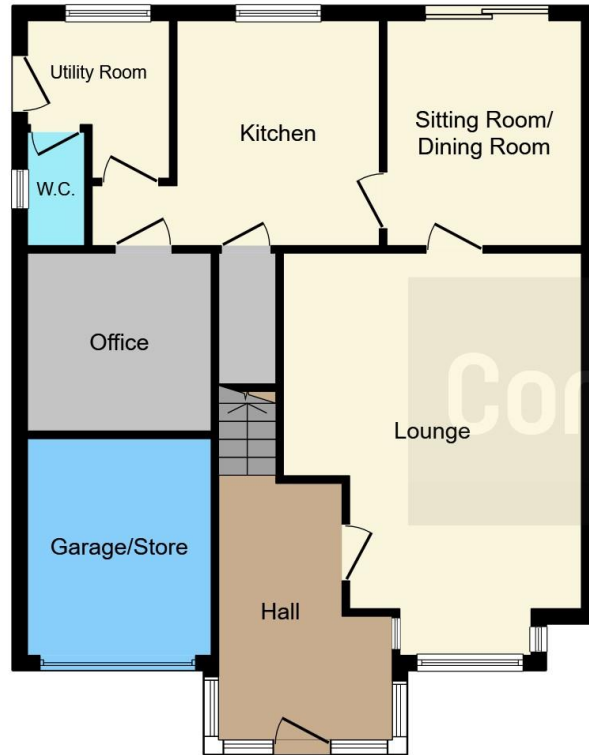
Garage/ Store

Please note the garage has been part converted and is only suitable for storage. Up and over door to front, water tap.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

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