



Connells

Westhill
Finchfield Wolverhampton



Property Description

Introducing Westhill, an extended five bedroom detached property nestled within a desirable cul-de-sac of Finchfield. This residence is in need of modernisation and presents an exciting opportunity with no onward chain. Its most compelling feature is the granted planning permission for an extension to the front of the property.

The accommodation comprises; an entrance hallway, a generously proportioned lounge/dining room, kitchen, and a conservatory. The ground floor also includes a fifth bedroom with potential for an en-suite or ground floor WC. Upstairs, four bedrooms and a family bathroom provide ample living space. Further enhancing its appeal, the property offers a large driveway for off-road parking, a garage for additional parking or storage space and a rear garden with mature trees. This property holds exceptional potential for those seeking to create a modern living space in a highly sought-after location.

Approach

Set back from the roadside nestled in a cul-de-sac location with a gravelled driveway with front lawn and access to the property via a front door and garage door and side access to the rear garden.

Entrance Hall

Radiator, stairs rising to the first floor, ceiling light point with ceiling rose and access to the entertainment lounge/dining room.

Entertainment Lounge Diner

23' 1" x 15' 1" (7.04m x 4.60m)

Three ceiling light points, two radiators, useful under stairs storage cupboard, two double glazed sliding doors to the conservatory and doors to the kitchen and fifth bedroom.

Kitchen

18' 1" max x 8' 1" max (5.51m max x 2.46m max)

Matching wall and base units with an integrated electric oven with four ring gas hob and extractor hood above, two ceiling light points, radiator, two double glazed windows to the front and door to the garage.

Bedroom Five

18' 11" x 11' 11" (5.77m x 3.63m)

One wall light point, ceiling light point, double glazed window to the side, access to the potential en-suite/ground floor wc and door to the rear garden.

The Location & Area

Situated in the popular area of Finchfield this property is well located for access to local shops, bars and restaurants as well as popular walks nearby. The wide open spaces of Bantock Park are within a short drive. There is regular public transport leading into Wolverhampton City Centre and excellent schooling in both public and private sectors.



Potential En-Suite/ Wc

Potential to be made into a ground floor wc/en-suite with the room having a ceiling light point, extractor fan, tiled walls, and double glazed window to the side.

Conservatory

26' x 10' 10" (7.92m x 3.30m)

Radiator, three wall light points, two double glazed windows to the rear and French doors to the rear garden.

First Floor Landing

Ceiling light point and doors to all bedrooms and bathroom.

Bedroom One

17' x 8' (5.18m x 2.44m)

Double glazed windows to the rear, ceiling light point, two radiators, and door to potential walk-in wardrobe or en-suite.

Potential En-Suite Or Wardrobe

Ceiling light point and double glazed window to the front.

Bedroom Two

11' 1" max x 8' 10" max (3.38m max x 2.69m max)

Double glazed window to the rear, radiator, ceiling light point and fitted wardrobes.

Bedroom Three

8' 11" x 8' 1" (2.72m x 2.46m)

Double glazed window to the front, ceiling light point and radiator.

Bedroom Four

9' max x 6' 1" max (2.74m max x 1.85m max)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Double glazed window to front, inset bath with shower head attachment, low flush wc, wash hand basin with storage unit, heated towel rail, ceiling light point, cupboard housing wall mounted boiler.

Garage

12' 11" x 9' 10" (3.94m x 3.00m)

Up and over garage door, ceiling light point.

Outside Rear

Paved patio area with steps up to a tiered garden with mature trees and a wooden treehouse. The garden also benefits from having a side gate.

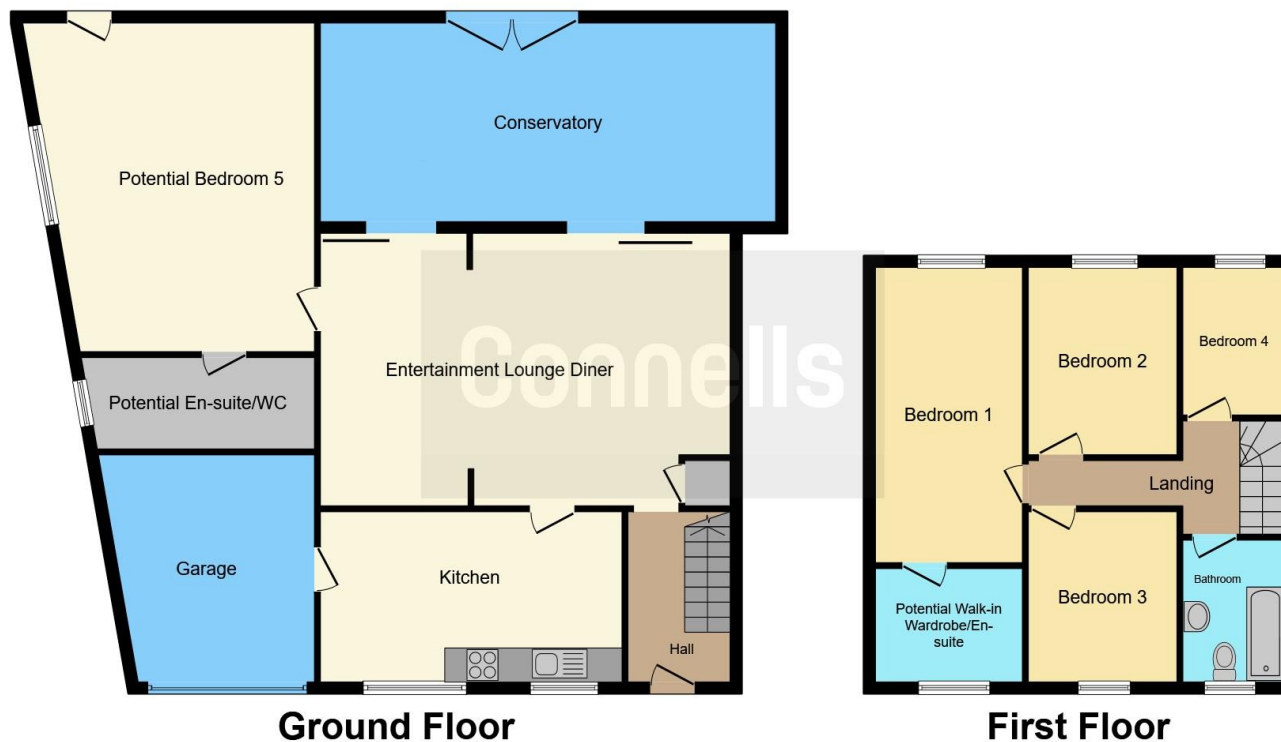
Agents Note

Please note the vendor has made us aware that the mature trees in the rear garden have got a tree preservation order (TPO).









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

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Tenure: Freehold



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