



MARDEN

**Connells**

Marden Bursnips Road  
Essington Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this exceptional CHAIN FREE two bedroom detached bungalow situated in a popular location. The property has extension possibilities, all subject to relevant permissions.

Externally there is a large driveway to front, garage, side gated access and large enclosed rear garden with field views to rear. Internally the property comprises of an entrance porch, large entertainment style lounge, sitting room, open plan extended modern fitted kitchen diner, shower room, utility, two well proportioned bedrooms and en-suite shower room.

### The Location & Area

Situated close to the main village of Essington which offers a fantastic school. The area also has fantastic motorway link ups to include M6 and adjoining M54, nearby is the popular Holly Bush Garden centre.

### Entrance Porch

Double glazed door to front, door to lounge.

### Lounge

Double glazed window to front, french doors to sitting room, door to inner hall.

### Inner Hall

Doors to bedrooms.

### Bedroom One With Dressing Area

Double glazed door to rear garden, central heating radiator, open to en-suite, door to inner hall.

### En-Suite Shower Room

Low flush toilet, vanity sink, shower cubicle, open to Bedroom One.

### Bedroom Two

Double glazed window to front, fitted wardrobes, central heating radiator, door to inner hall.



### Sitting Room

French doors to lounge, open to entertainment kitchen diner.

### Entertainment Kitchen Diner

Vaulted ceiling with two skylights, a range of stylish wall and base units with various integrated appliances, feature skylights, french doors to rear garden.

### Utility

A range of wall and base units, door to inner hall, double glazed door and window to side.

### Shower Room

Double glazed window to rear, corner shower cubicle, low flush toilet, vanity sink, door to inner hall.

### Outside Front

Large and generous tarmac driveway providing ample off road parking, garden area, access to garage, side gated access leading to rear garden.

### Outside Rear

Paved patio area, large lawned area, surrounding fences, a range of mature plants, trees and shrubs with field views.

### Integral Garage

Up and over door to front, door and window to side.

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details. The Vendor advises Connells the solar panels are owned.









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.

To view this property please contact Connells on

**T 01902 710 170**

**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH328864](https://www.connells.co.uk/Property/WVH328864)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: WVH328864 - 0004