



**Connells**

Vernon Close  
Essington Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this large and spacious detached family property spacious family property with two dressing room areas.

The property benefits from a large entertainment style family lounge with adjoining dining room and large conservatory, a large and exceptionally spacious kitchen which measures over 17ft in width, a generous family bathroom with separate shower cubicle and a downstairs wc. Externally to the property there is a garage and a large driveway area to front offering ample off road parking. The property sits within a cul-de-sac location making it the ideal family property and is close to extremely popular schooling and is located in the popular Essington Village.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated in the popular village of Essington notable for the sought after school St. John's Primary Academy as well as Essington Fruit Farm which is just a stone's throw away. The M54 and M6 motorways are also conveniently located nearby and popular shopping can be found within areas such as Penkridge, Cannock, Wolverhampton and Bentley Bridge Retail Park. Hollybush garden centre, Essington Fruit Farm, Nuffield Health Club are also within close proximity of the area of Essington.

### Entrance Hall

Double glazed window to front and door to lounge.

### Lounge

15' 6" x 14' 9" ( 4.72m x 4.50m )

Double glazed bay window to front, radiator, gas fire, door to dining room, stairs access.

### Dining Room

10' 3" x 8' 9" ( 3.12m x 2.67m )

Double glazed window to rear, radiator, door to lounge, door to kitchen, french doors to conservatory.

### Conservatory

Double glazed windows, french doors to garden.

### Entertainment Kitchen

10' 4" x 17' 9" ( 3.15m x 5.41m )

Double glazed window to rear, range of wall and base units, range cooker, space for fridge freezer, one and a half stainless steel drainer sink, space for a washing machine, pantry cupboard, door to dining room, door to rear storm porch.

### Downstairs Wc

Low flush toilet, wash hand basin, door to entrance hall.



## First Floor Landing

Doors to various rooms.

## Bedroom One

10' 5" x 10' 5" ( 3.17m x 3.17m )

Double glazed window to front, radiator, open to separate dressing area.

## Dressing Area

7' 5" x 7' 5" ( 2.26m x 2.26m )

Radiator, double glazed window to front, door to landing, open to bedroom one (please note this was previously a separate bedroom and a stud partition wall would easily turn this back into a bedroom.

## Bedroom Two

9' 7" x 9' 5" ( 2.92m x 2.87m )

Double glazed window to rear, radiator, open to dressing area.

## Dressing Area

8' 1" x 6' 8" ( 2.46m x 2.03m )

Double glazed window to rear, radiator, door to landing, open to bedroom two (please note this was previously a separate bedroom and a stud partition wall would easily turn this back into a bedroom.

## Bedroom Three

14' 5" x 8' 6" ( 4.39m x 2.59m )

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

## Bedroom Four

9' 6" x 8' 6" ( 2.90m x 2.59m )

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

## Family Bathroom

Double glazed window to side, panelled bath, low flush toilet, corner mixer shower with an electric shower over, pedestal sink, radiator, door to landing.

## Garage

18' 3" x 8' 2" ( 5.56m x 2.49m )

Up and over door to front, light and power.

## Outside Front

Large driveway area, offering ample off road parking.

## Outside Rear

Good sized enclosed rear garden with a large paved patio area with steps leading down to a lawned area surrounded by a range of mature trees, plants and shrubs.

## Agents Note

Please note this property is currently set up as a four bedroom property with two dressing room areas, but was previously a six bedroom house and could easily be reverted back to the original six bedrooms footprint it was originally created as.







To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329416](https://www.connells.co.uk/Property/WVH329416)**

Tenure: Freehold



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