



Connells

Rockrose Gardens
Featherstone Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this outstanding and immaculately presented show home style five bedroom detached family property in a popular cul-de-sac location. Internally the property has been maintained and upgraded to an exceptionally high standard which must be viewed in order to fully appreciate.

The property comprises of large entrance hall, large entertainment style lounge with bay window to front, dining room, two part breakfast style kitchen with an adjoining utility room and downstairs wc, multi-use room/ play room, over 17ft wide entertainment family room with bifold doors and skylights overhead, ground floor bedroom five/ annex style accommodation with adjoining modern shower room and large dressing room. On the first floor there are four well proportioned bedrooms one with an en-suite shower room and a separate family bathroom.

Externally there is a large driveway area with car port behind private gated access, to the rear there is a low maintenance entertainment style garden with large feature composite decking area with chrome and glass balustrades, garden room (ideal as an office) separate workshop, additional large artificial grass areas, paved patio areas and HOT TUB WITH GAZEBO INCLUDED IN THE SALE.

This property must be viewed in order to fully understand and appreciate the outstanding and immaculate property that is on offer as well as the incredible amount of space available.

Location And Area

Situated in a popular cul de sac location within the ever popular Featherstone area, the M6 and M54 motorways are relatively close by and there is a wonderful selection of local schools, doctors and dentists within the Featherstone area. Local shopping can be found within Cannock, Penkridge and Wolverhampton which also includes Bentley Bridge Retail Park. The i54 is also relatively close by.

Entrance Hall

Double glazed door to front, radiator, stairs access, doors to various rooms.

Lounge

13' 9" x 13' 4" (4.19m x 4.06m)
Double glazed bay window to front, french doors to dining room, radiator, feature fire place, door to entrance hall.

Dining Room

10' 7" x 10' 3" (3.23m x 3.12m)
Doors to various rooms.

Kitchen

14' 4" x 16' 7" (4.37m x 5.05m)
Two double glazed windows to rear, range of wall and base units, integrated Smeg oven, grill and hob. Additionally there is an extractor, space for an american style fridge freezer, one and a half stainless steel drainer sink, door to downstairs wc.

Downstairs Wc

Double glazed window to rear, low flush toilet, wash hand basin.

Multiuse Room/ Playroom

15' 4" x 7' 7" (4.67m x 2.31m)

Plumbing for a washer, plumbing for dryer, double glazed window to front, radiator, door to kitchen.

Entertainment Family Room

15' 4" x 17' 6" (4.67m x 5.33m)

Bifold doors to side, six double glazed skylights, two double glazed windows to rear, radiator, door to dining room.

Bedroom Five/ Annex

11' 1" x 14' 5" (3.38m x 4.39m)

Double glazed window and french doors to rear, double door to dressing room, radiator, door to en-suite.

Dressing Room

8' x 14' 1" (2.44m x 4.29m)

Fully fitted wardrobes, two doors to bedroom 5, loft access.

En-Suite

Walk in waterfall shower, vanity sink, double glazed window to front, low flush toilet, radiator, door to bedroom 5.

First Floor Landing

Doors to various rooms.

Bedroom One

9' 4" x 13' 4" (2.84m x 4.06m)

Double glazed window to front, radiator, fitted wardrobe, door to en-suite, fitted wardrobe.

En-Suite

Waterfall shower in a cubicle, radiator, low flush toilet, double glazed window, door to bedroom one.

Bedroom Two

13' 3" x 7' 9" (4.04m x 2.36m)

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

Bedroom Three

9' x 9' 9" (2.74m x 2.97m)

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

Bedroom Four

8' 9" x 6' 8" (2.67m x 2.03m)

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

Family Bathroom

Panelled bath, mixer shower, vanity sink, low flush toilet, spotlights, door to landing.

Outside Front

Large driveway offering ample off road parking, private gated access via a sliding wrought iron gate with composite inserts, large feature car port parking area and secure side access with wrought iron and composite security side fence.

Garden Room/ Potential Office

6' 4" x 9' 4" (1.93m x 2.84m)

Light and power, door to garden.

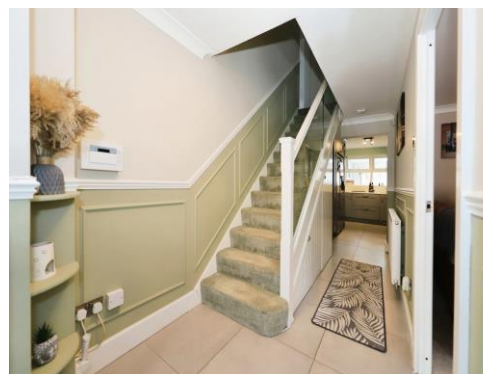
Workshop Area

14' 8" x 7' 9" (4.47m x 2.36m)

Light and power, door to garden.

Outside Rear

HOT TUB INCLUDED WITH GAZEBO. Large feature composite decking area with glass and chrome balustrades, large paved patio area with a range of artificial grass insert areas, additional paved side courtyard area, range of outdoor lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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Property Ref: WVH330254 - 0002