



**Connells**

Elm Avenue  
Wednesfield Wolverhampton



### Property Description

The Award Winning Connells Wolverhampton branch are proud to present Elm Avenue to the market. An immaculately presented and thoughtfully extended four-bedroom detached family home nestled in the desirable Wednesfield area.

As you step through the stylish composite door, you are greeted by a porch leading into a welcoming entrance hallway. The ground floor features a convenient wc, a spacious lounge and dining room with a bay window to the front and also boasts bi-fold doors that open up to the stunning extension, which has been transformed into a modern kitchen/diner with integrated appliances-perfect for family gatherings and entertaining guests. Venturing upstairs, you will discover a spacious landing that provides access to four well-proportioned bedrooms, each offering ample space and comfort. The luxury bathroom is a standout feature, complete with a separate double walk-in shower cubicle, ensuring a serene retreat for relaxation. Outside, the property enjoys a block-paved driveway that accommodates several vehicles and provides access to the garage, enhancing convenience for growing families. The generously sized rear garden is a true highlight, featuring raised decking for outdoor dining, a large lawn area for children to play, and a separate paved patio area, ideal for summer barbecues or quiet evenings.

### The Location & Area

Perfectly situated just moments from New Cross Hospital, D'Eyncourt Primary School, and convenient access to the M54 motorway, this property is also a stone's throw from local amenities and the thriving i54 business park, making it an ideal choice for families and professionals alike.

### Approach

Set back from the roadside with a block paved driveway for several vehicles with access to the main accommodation, garage and side gate.

### Entrance Porch

Composite front door, two double glazed windows.

### Entrance Hall

Stairs rising to the first floor, radiator, doors leading to the ground floor wc, lounge/dining room and kitchen diner.

### Ground Floor Wc

Double glazed window to the side, low flush wc, wash hand basin, radiator and doors leading to the garage and entrance hallway.

### Lounge Dining Room

23' 3" max into bay x 11' 5" max ( 7.09m max into bay x 3.48m max )

Double glazed bay window to the front, two ceiling light points, two radiators, wall mounted living flame log effect fire and bi-fold doors opening into the kitchen diner.

## Extended Breakfast Kitchen

25' 9" x 10' 11" ( 7.85m x 3.33m )

Matching wall and base units with breakfast bar, inset one and half stainless steel sink and drainer with mixer tap, integrated appliances such as electric oven, dishwasher and fridge, four ring gas hob with extractor hood above, partly tiled walls, two radiators, double glazed french style doors opening out to the rear garden, upvc double glazed window to the rear, ceiling spotlights, door to the entrance hallway and Bi-fold doors opening to the lounge / dining room.

## First Floor Landing

Double glazed window to the rear, two ceiling light points, access to the loft space and doors to all bedrooms and bathroom.

## Bedroom One

14' max into bay x 10' 10" max ( 4.27m max into bay x 3.30m max )

Double glazed bay window to the front, built-in wardrobes with sliding doors, ceiling light point and radiator.

## Bedroom Two

11' 5" x 10' 4" ( 3.48m x 3.15m )

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

## Bedroom Three

13' max into recess x 7' 5" max ( 3.96m max into recess x 2.26m max )

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

## Bedroom Four

7' 2" x 6' 2" ( 2.18m x 1.88m )

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

## Stylish Family Bathroom

Panelled bath, separate double walk-in shower cubicle with glass screen, low flush WC, wall mounted wash hand basin unit, partly tiled walls, heated towel rail, ceiling spotlights, heated towel rail and a double glazed window to the rear.

## Outside

A beautifully presented enclosed rear garden with raised decking leading to a large lawn area, perfect for entertaining and the family to enjoy the outdoor space. The garden also benefits from a separate paved patio, outside tap point, outside socket point and side gate.

## Garage

17' 2" x 7' 7" ( 5.23m x 2.31m )

Up and over garage door, lighting, socket points, wall mounted boiler and door leading to downstairs wc.









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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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Property Ref: WVH329710 - 0004