



Connells
01902 710 170
FOR SALE

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Aspen Road
Essington Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this immaculately presented and deceptively spacious FIVE bedroom detached family property in the popular Essington area. Having being maintained and improved to an extremely high standard this property must be viewed in order to fully appreciate.

The property comprises of and large entrance hall with feature glass balustrade, large lounge with bay window to front, separate home office, large entertainment style kitchen diner with feature breakfast bar island and dining area, utility, downstairs wc. On the first floor there are FIVE bedrooms two with en-suites as well as a separate family shower room.

Externally there is a large detached games room, double garage, generous off road parking area, enclosed low maintenance rear garden ideal for home entertaining.

Location And Area

Situated in a popular cul-de-sac location within the ever sought after village of Essington conveniently located for the ever popular St John's primary school. Further schools can be found within Cheslyn Hay and Wednesfield. The M54 and M6 motorways are also relatively close by and shopping can be found within the Wednesfield and Bentley Bridge retail park, along with Cannock, Bloxwich and Walsall.

Entrance Hall

Composite door to front, doors to various rooms, feature glass balustrade.

Living Room

16' 10" x 12' 2" into bay (5.13m x 3.71m into bay)

Large double glazed bay window to front, radiator, feature fire place, door to entrance hall.

Study

11' 7" x 10' (3.53m x 3.05m)

Double glazed window to front, radiator, door to entrance hall.

Downstairs Wc

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

Entertainment Kitchen Diner

13' 2" x 30' 10" (4.01m x 9.40m)

Large bifolding doors to the rear, double glazed window to rear, door to utility, door to entrance hall, range of wall and base units with marble worksurfaces and splash backs, stainless steel drainer sink, double integrated oven, hob and extractor, integrated fridge freezer, dishwasher, feature spotlights, large area for a dining table, door to utility.

Utility

7' 3" x 6' 3" (2.21m x 1.91m)

Double glazed door to side, range of base units with an inset sink, door to entertainment style kitchen diner.



First Floor Landing

Doors to various rooms, stairs to entrance hall, feature glass balustrade.

Bedroom One

12' 1" x 11' 10" excluding entrance (3.68m x 3.61m excluding entrance)

Double glazed window to front, double glazed window to side, door to en-suite, two fitted wardrobe areas, door to landing.

En-Suite

Double glazed window to front, low flush toilet, pedestal sink, walk in shower cubicle with electric shower over, heated towel rail and door to bedroom.

Bedroom Two

15' 7" x 9' 9" (4.75m x 2.97m)

Double glazed window to rear, radiator, door to en-suite, door to landing.

En-Suite

Double glazed window to side, low flush toilet, shower cubicle with shower over, pedestal sink, towel rail, door to bedroom two.

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m)

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

Bedroom Four

10' x 9' 4" (3.05m x 2.84m)

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

Bedroom Five

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

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

Family Bathroom

Double glazed window to side, panelled bath, low flush toilet, pedestal sink, heated towel rail, separate shower cubicle with shower over, door to landing.

Detached Games Room

22' x 15' (6.71m x 4.57m)

Light and power, double glazed windows, electric heater, door to garden.

Garage

22' x 11' 8" (6.71m x 3.56m)

Two up and over doors to front, light and power, door to garden.

Outside Front

Large driveway area offering ample off road parking and side gated access.

Outside Rear

Enclosed rear garden surrounded by a range of concrete print patio areas, artificial lawned area, outdoor light, outdoor tap, feature entertainment decking area.

Agents Note

Please note that there is a management fee for the estate which covers the communal areas which is £84.39 every six months.









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

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: B

Tenure: Freehold

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