



Connells

Brownshore Lane
Essington Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this unique and highly deceptive CHAIN FREE semi detached property with a total of FIVE BEDROOMS. The home is situated in the ever popular village of Essington. For further details on this property please contact Connells.

The main residence is a three bedroom house which comprises of a large entertainment lounge diner with adjoining conservatory, fitted kitchen, three first floor bedrooms and fitted shower room. The annex style accommodation has side entrance, lounge, kitchen, two bedroom and fitted shower room. Externally there is a large frontage with off road parking, pleasant rear garden.

The Location & Area

Situated on the ever popular and sought after village of Essington noted for popular school. Further schools can be found within neighbouring villages. The M54 and M6 motorways are close by and shopping can be found within Cannock, Wolverhampton Wednesfield.

The Main Home

Entrance Porch

Double glazed door to front access, door to entrance hall.

Entrance Hall

Double glazed door to porch, stairs to first floor landing, door to lounge, central heating radiator.

Lounge Diner

23' 4" x 12' (7.11m x 3.66m)

Double glazed bow window to front, door to hall, double glazed patio doors to conservatory, two central heating radiator, electric fire.

Conservatory

10' x 8' 1" (3.05m x 2.46m)

Double glazed french doors to rear, double glazed windows overlooking the rear garden, laminate floor, double glazed patio doors to lounge diner.

Kitchen

7' 2" x 10' 7" (2.18m x 3.23m)

Double glazed window to rear, selection of fitted wall and base units, roll top work surfaces, gas hob with oven and extractor, part tiled walls, pantry storage cupboard, single drainer sink, doors to various rooms.

First Floor Landing

Loft access, airing cupboard, doors to various rooms.

Bedroom One

11' 1" x 13' (3.38m x 3.96m)

Double glazed window to front, central heating radiator, door to first floor landing.



Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

8' x 7' 2" max (2.44m x 2.18m max)

Double glazed window to front, central heating radiator, built-in wardrobe, door to first floor landing.

Shower Room

Double glazed window to rear, walk-in shower area, low flush toilet, wall mounted wash basin, tiled walls, central heating radiator, door to first floor landing.

Annex Style Accommodation

Side Entrance

Double glazed door to side, central heating radiator, tiled floor, doors to various rooms.

Lounge

15' x 7' (4.57m x 2.13m)

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

Kitchen

13' x 7' max (3.96m x 2.13m max)

Wall and base units with roll tops work surfaces, sink unit, gas hob with oven and extractor, stairs to first floor landing, doors to various rooms.

First Floor Landing

Doors to various rooms.

Bedroom One (bedroom Four)

10' 1" x 7' max narrowing to 3' 6" min (3.07m x 2.13m max narrowing to 1.07m min)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Two (Bedroom Five)

9' 2" x 7' (2.79m x 2.13m)

Double glazed window to front, central heating radiator, door to first floor landing.

Shower Room

Double glazed window, walk-in shower area, wash basin, heated towel rail, spotlights to ceiling, tiled floor, tiled walls, door to landing.

Outside Front

Large frontage with brick built wall, concrete print off road parking to front, gated access, gate to side, trees, plants and shrubs.

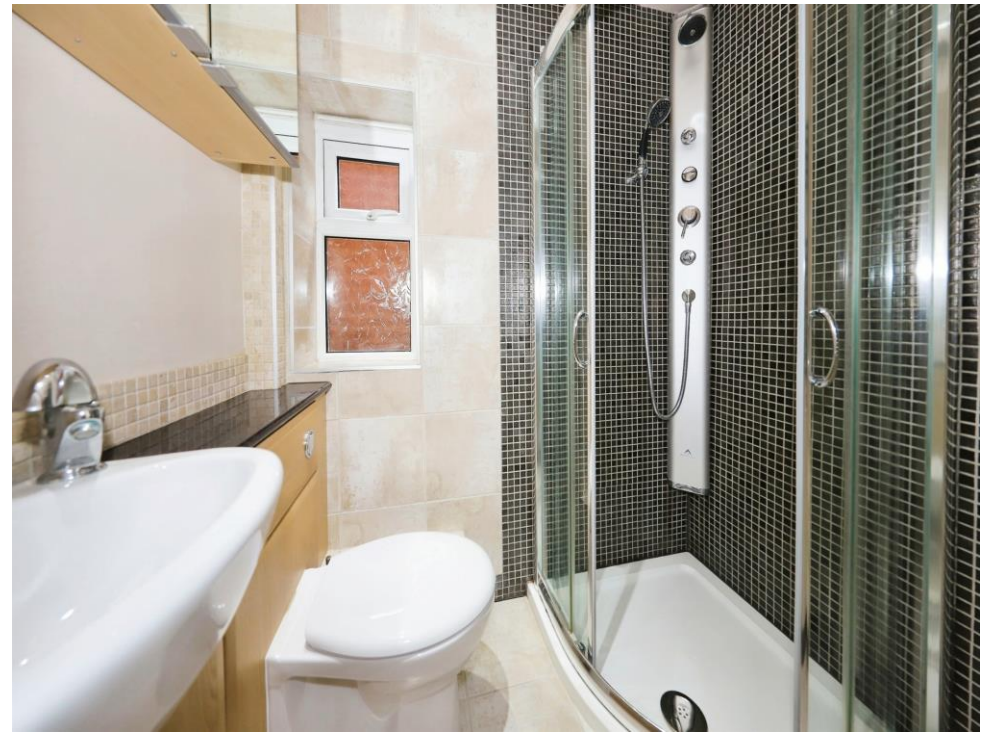
Outside Rear

Wooden built shed, concrete print patio area, lawned area, trees, plants and shrubs.

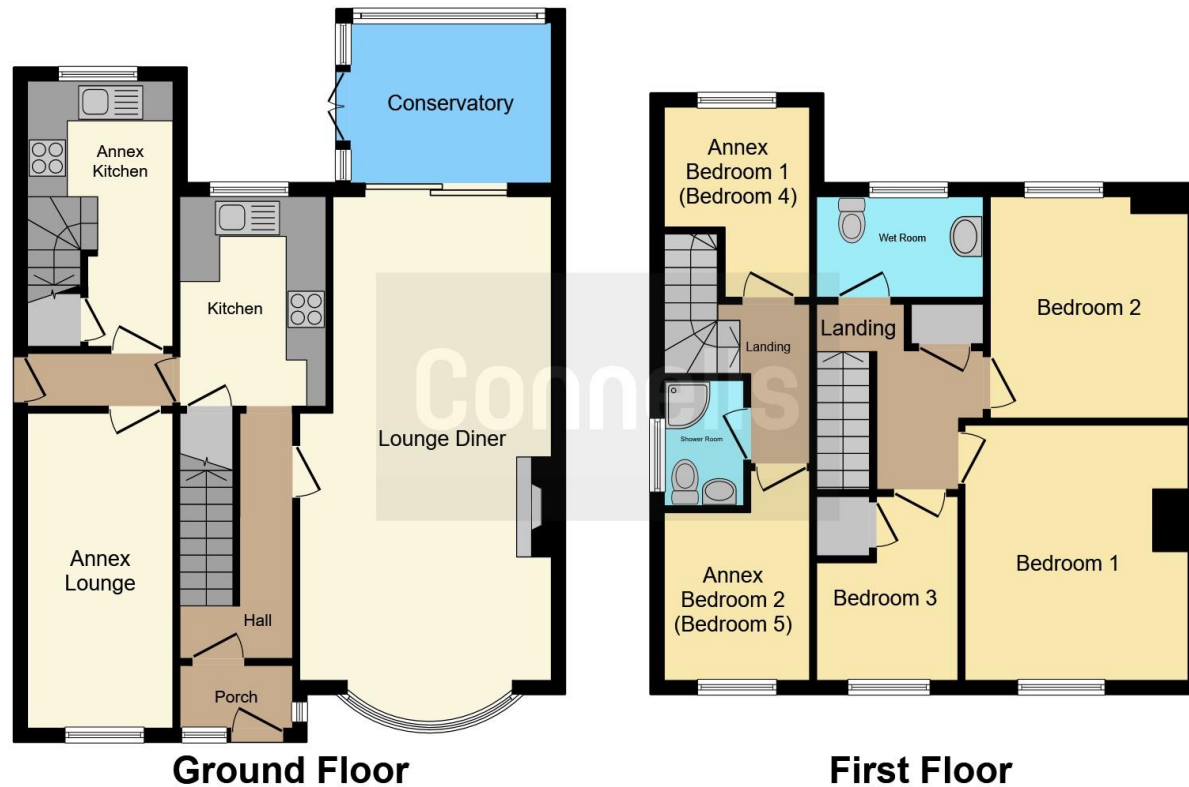
Agents Note

The property is classed as a five bedroom semi detached including an adjoining annex style accommodation. This property works well as a five bedroom family home and would suit a family looking for additional space for home working or dependant relative. PLEASE SEE FLOOR PLAN TO FULLY APPRECIATE THE ACCOMMODATION.









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

view this property online connells.co.uk/Property/WVH330367

Tenure: Freehold



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