



Connells

Birchwood Close
Essington Wolverhampton

Birchwood Close Essington Wolverhampton WV11 2DT

for sale offers in the region of
£450,000



Property Description

Here is your chance to purchase a beautifully presented and highly deceptive spacious modern detached home situated within a sought after cul-de-sac location within the ever popular village of Essington. This home offers flexible living accommodation with a selection of four/five bedrooms (guest bedrooms five situated on the ground floor with a selection of various usages).

Externally the home has ample off road parking, a large detached garage to front and a spacious rear garden which requires viewing to fully appreciate.

Internally there is an entrance hall, ground floor guest wc, utility, spacious lounge, wonderful entertainment kitchen diner, guest bedroom five/ home office. The first floor has a further selection of four bedrooms, master en-suite and separate family bathroom.

For further details please contact Connells in Wolverhampton.

Location And Area

Situated in the ever popular and sought after village of Essington, noted for its outstanding school. Popular shopping, doctors, dentists, public houses and eateries are all within access of Essington and further schooling can be found within Cheslyn Hay, Great Wyrley, Shareshill, Wednesfield and neighbouring areas. The M54 and M6 motorways and also conveniently located nearby and major shopping areas include Bentley Bridge and McArthurGlen outlets.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

Ground Floor Guest Wc

Double glazed window, fitted suite with a low flush toilet, wall mounted wash basin, door to hall, spotlights to ceiling and wall mirror.

Lounge

13' 6" x 15' 8" into bay (4.11m x 4.78m into bay)

Double glazed bay window to front, door to entrance hall, door to kitchen diner, electric fire with fitted surround and two central heated radiators.

Entertainment Kitchen Diner

18' 4" x 10' 3" (5.59m x 3.12m)

Double glazed french doors to rear, double glazed window overlooking the rear garden, doors to various rooms, pantry storage cupboard, feature karndean flooring, central heated radiator, spotlights and a fantastic selection of fitted wall and base units with quartz capped work tops and complimentary breakfast bar. Selection on integrated appliances which include induction hob, oven, feature extractor, two fridges, freezer, dish washer and one and a half drainer sink unit.

Inner Lobby Area

Wall storage, doors to various rooms, opening to entertainment kitchen diner.

Utility

7' 4" max narrowing to 5' 9" min x 6' 5" (2.24m max narrowing to 1.75m min x 1.96m)

Double glazed door and double glazed window to rear access, doors leading to internal rooms, selection of fitted wall and base units with quartz capped work tops, feature karndean flooring and a single drainer sink units.

Guest Bedroom 5/ Home Office

11' 8" x 7' 9" (3.56m x 2.36m)

This area has various usage options and viewing is highly advised.

Double glazed window to front, doors to various rooms, central heated radiator, feature karndean flooring.

First Floor Landing

Double glazed window to front, loft access, stairs to the ground floor and doors to various rooms.

Bedroom One

12' 8" x 11' (3.86m x 3.35m)

Double glazed window to front, door to en-suite, built in mirrored wardrobes, door to first floor landing, central heated radiator.

En-Suite

Refitted suite with a walk in shower area, wash basin set in a vanity unit, low flush toilet, tiled walls, spotlights to ceiling, double glazed window to side, door to bedroom one, extractor fan and heated towel rail.

Bedroom Two

10' x 8' 4" max (3.05m x 2.54m max)

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

Bedroom Three

10' x 8' 4" (3.05m x 2.54m)

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

Bedroom Four

8' 2" x 8' 4" (2.49m x 2.54m)

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

Family Bathroom

Double glazed window to rear, door to first floor landing, panelled bath with shower screen, wash basin, low flush toilet, tiled walls, heated towel rail.

Outside Front

Shared right of way leading to the ample off road parking area, artificial lawned area, gate to rear access.

Detached Garage

16' 9" x 10' 3" (5.11m x 3.12m)

Up and over door to front, wall lighting, window to side, upper storage area.

Outside Rear

VIEWING HIGHLY RECOMMENDED.

Large spacious rear garden with an entertainment patio areas, gate to front access, lawned area, slate area, external water tap, storage shed.

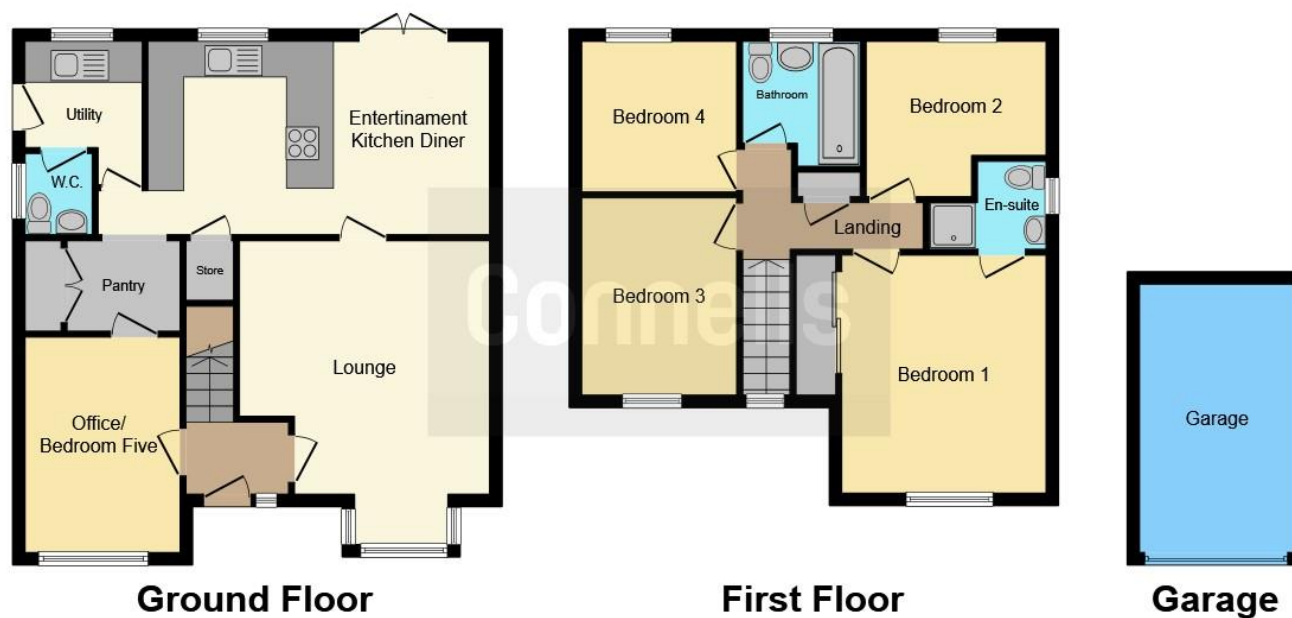
Agents Note

Viewing is highly recommended to appreciate this highly deceptive property situated at an end of a cul-de-sac location on a generous spacious plot.









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: C

view this property online connells.co.uk/Property/WVH330996

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330996 - 0005