



Connells

Brownshore Lane
Essington Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented four bedroom detached family property in the popular location. Benefiting from being refurbished, this property must be viewed in order to appreciate.

The property comprises large and attractive entrance hall, 24ft entertainment kitchen/lounge/diner, large lounge, utility, downstairs wc and study area. To the first floor there are four double bedrooms and spacious family bathroom with freestanding roll top bath and walk-in shower cubicle. To the side is a useful veranda and brick built outbuilding/coach house and storage area. There is a double garage (ideal for conversion STPP) and a large enclosed rear garden which offers fantastic potential and could offer a build plot (subject to STPP). To the front is an attractive courtyard style 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.

Entrance Hall

Feature front door, feature tiled flooring, stairs to first floor landing, doors to various rooms, central heating radiator,

Entertainment Kitchen Diner

24' 9" x 18' 4" (7.54m x 5.59m)

Double glazed window to rear and side, double glazed bay window to front, a range of style Shaker style wall units with solid work surfaces, solid wood flooring, feature range cooker with extractor fan, Belfast sink, breakfast bar island, door to veranda, door to entrance hall.

Lounge

16' 4" x 12' 8" (4.98m x 3.86m)

French doors to rear, double glazed bay window to front with seating, spotlights, door to entrance hall.

Utility

7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window to rear, central heating radiator, a range of wall and base units with plumbing for washing machine, space dryer, water tank storage, door to entrance hall.

Downstairs Wc

Double glazed window to rear, pedestal sink, low flush toilet, solid oak flooring, door to entrance hall.

Study Area

There is a small study area off the entrance hall.



First Floor Landing

Doors to various rooms.

Bedroom One

16' 7" x 12' 3" into wardrobe (5.05m x 3.73m into wardrobe)

Double glazed window to front and rear, feature fitted wardrobes, designer radiator, door to first floor landing.

Bedroom Two

14' 4" x 11' 5" (4.37m x 3.48m)

Double glazed window to side and rear, fitted wardrobes, central heating radiator, door to first floor landing.

Bedroom Three

12' 10" x 11' 5" (3.91m x 3.48m)

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

Bedroom Four

10' 2" x 9' 2" (3.10m x 2.79m)

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

Family Bathroom

Double glazed window to rear, feature tiled walls and floor, freestanding bath, walk-in shower cubicle, heated towel rail, high flush toilet, feature double vanity sink, door to first floor landing.

Veranda

Situated to the side of the property. Useful storage area, door to front, door to rear.

Outbuilding / Coach House

12' 4" x 11' 7" (3.76m x 3.53m)

Cobbled floor, storage shelving, door to veranda.

Double Garage

16' 7" x 12' 10" (5.05m x 3.91m)

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

Outside Front

Small courtyard style area with dwarf wall, cobbled pavers.

Outside Rear

Large enclosed rear garden, plants, trees and shrubs, lawned area.

Agents Note

There may be potential building plot to the rear, this is subject to relevant permissions and consents.







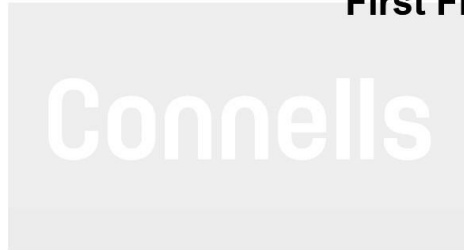
Connells
01952 710 170
FOR SALE



Ground Floor



First Floor



**Outbuilding/
Coach
House**

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

Tenure: Freehold

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