







### Property Description

Connells Wolverhampton is proud to present a deceptively spacious and beautifully presented four-bedroom detached dormer bungalow, nestled in a prime corner plot location in Willenhall. Upon entering, you are greeted by a porch, to an inviting entrance hallway that leads to a cosy lounge, perfect for relaxation. The sitting room, accompanied by an adjoining conservatory, provides a serene view of the meticulously maintained rear garden, making it an ideal space for entertaining or unwinding. The dining room is perfect for hosting family meals, while the utility room adds convenience to your daily routines. The recently fitted modern kitchen boasts contemporary fixtures and ample storage, making cooking a delight. The stylish bathroom and separate WC cater to family needs with ease. This remarkable property features three bedrooms on the ground floor, one of which is currently being utilised as a study, providing flexibility for your lifestyle. Ascend to the first floor to discover a generous fourth bedroom, complete with access to a versatile room which could be a potential dressing room or serve as an unofficial fifth bedroom. Additionally, the spacious loft space presents potential for conversion into extra bedrooms, subject to obtaining the necessary planning permissions and building regulations.

Outside, there is a gorgeous front garden that wraps around the home, the rear garden is well cared for. This dormer bungalow also boasts a double garage and off-road parking.

### Location And Area

Situated on the popular Pool Hayes Lane conveniently located for the sought after Broad Lane South. There is a selection of local shopping at Stubby Lane, Pool Hayes and the ever popular Bentley Bridge retail park. Pool Hayes school along with other popular schools in close proximity.

### Approach

Set back from the roadside on a corner plot with wrap around front garden behind hedges. The front also benefits from off road parking and access to a double garage.

### Entrance Hallway

Storage cupboard, two wall lights, two radiators, stairs rising to the first floor and doors to three reception rooms, ground floor bedrooms, bathroom and WC.

### Lounge

15' 9" into bay x 13' 8" max ( 4.80m into bay x 4.17m max )

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

### Sitting Room

12' 7" max x 11' 9" max ( 3.84m max x 3.58m max )

Double glazed window to the front, ceiling light point, radiator and double glazed sliding door to the conservatory.

### Conservatory

Double glazed windows, ceiling light point with fan and radiator.

## Dining Room

11' 9" x 9' 6" ( 3.58m x 2.90m )

Double glazed window to the rear, ceiling light point, door to the utility, radiator, open brick fireplace, door to the hallway and archway to the kitchen.

## Utility

8' 5" x 5' 6" ( 2.57m x 1.68m )

Plumbing point for washing machine, space for dryer, wall mounted boiler, shelving, ceiling light point, two double glazed windows to the rear and radiator.

## Kitchen

15' 3" x 8' 7" ( 4.65m x 2.62m )

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, integrated double electric oven, microwave and dishwasher, five ring gas hob, extractor hood above, radiator, ceiling spotlights, two double glazed windows to the rear and two double glazed windows to the side, archway to the dining room and door to the rear garden.

## Ground Floor Bathroom

Panelled bath, low flush WC, wall mounted wash hand basin, bidet, heated towel rail, extractor fan, separate shower cubicle, ceiling spotlights, partly tiled walls and double glazed window to the rear.

## Separate Wc

Low flush WC, wash hand basin unit, ceiling spotlights, partly tiled walls, two double glazed windows to the rear, storage cupboard and radiator.

## Bedroom One

19' 7" x 10' 9" ( 5.97m x 3.28m )

An irregular shaped room with double glazed window to the front, ceiling light point with ceiling rose and radiator.

## Bedroom Two

12' 8" x 11' 9" ( 3.86m x 3.58m )

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

## Bedroom Three/ Study

11' x 8' 1" ( 3.35m x 2.46m )

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

## First Floor Landing

Door to bedroom four.

## Bedroom Four

16' x 9' 3" ( 4.88m x 2.82m )

Double glazed window to the front, two ceiling light points, radiator and access to the loft.

## Dressing Room

18' 5" max x 17' 2" max ( 5.61m max x 5.23m max )

Double glazed window to the rear, two radiators, storage cupboard, ceiling light point and access to a spacious loft area with potential.

## Loft Space

Potential to convert subject to the necessary planning permissions.

## Outside Rear

Paved patio area with lawn, mature trees, walling and hedges, two outside taps, side gate to the front garden, brick built storage shed and access to the garage and storage space.

## Double Garage

24' 4" max x 15' 6" max ( 7.42m max x 4.72m max )

Electric garage door and doors to the rear storage area and garden.













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