







## Property Description

Connells Wolverhampton are delighted to bring to the market this outstanding show home condition three bedroom detached family home on a private gated development. Internally the property has been presented in an extremely high standard and must be viewed in order to fully appreciate.

The property comprises of a large entertainment style kitchen/ lounge diner and pergola to rear with feature hot tub. On the first floor there are three spacious bedrooms one with a walk in wardrobe and the master has an en-suite shower room, stylish family bathroom. Externally there is a garage, large driveway to front and a highly landscaped enclosed rear garden.

This property also boasts smart home features including central heating and lights operated through an app and an air-conditioning with heat pump. Viewing of the property is highly recommended to appreciate the accommodation on offer.

## Location And Area

Conveniently located for the Metro route which links to Wolverhampton and Birmingham City centre. There is a selection of local schooling nearby along with shops within Coseley and Bilston.

## Entrance Hall

Double glazed door to front, stairs access, open to the entertainment kitchen/ lounge diner

## Kitchen/ Lounge Diner

26' 10" x 14' max ( 8.18m x 4.27m max )

Double glazed door to front, double glazed window to front, double glazed French doors to rear pergola, feature tiles, designer radiators, range of stylish wall and base units in the kitchen with extractor fan, integrated oven, integrated microwave, integrated fridge freezer, washer and dishwasher, open to lounge area which has a large feature media wall with an inset fire place, understairs storage cupboard with custom built shoe store.

## Downstairs W.C.

Double glazed window to front, low flush toilet, designer wash hand basin, extractor fan, feature tiled flooring, door to entrance hall.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 10" x 15' max into recess ( 3.61m x 4.57m max into recess )

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

## En-Suite

Double glazed window to front, shower in cubicle, low flush toilet, vanity sink, heated towel rail, door to bedroom.

## Bedroom Two

11' x 9' 7" ( 3.35m x 2.92m )

Double glazed window to front, door to landing, sliding door to walk in wardrobe, radiator.

## Walk In Wardrobe

Double glazed window to rear, range of fitted storage units and sliding door back to bedroom two.

## Bedroom Three

11' 6" x 8' ( 3.51m x 2.44m )

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

## Family Bathroom

Double glazed window to rear, free standing roll top bath, concealed toilet, designer vanity sink, feature tiling with integrated lighting system, heated towel rail, door to landing.

## Pergola

16' x 11' ( 4.88m x 3.35m )

Double glazed all around, light and power, remote control roof access, additional in this area there is a hot tub which is included with the sale.

## Garage

20' 10" x 9' 10" ( 6.35m x 3.00m )

Electric roller shutter door to front, door to kitchen, door to rear garden.

## Outside Front

Large tarmac driveway with lawned garden area with block paved edging and block paved pathway and electric car charger. Remote control access gates which are private for residence only with 24/7 CCTV.

## Outside Rear

Highly landscaped rear garden which is lawned surrounded by a range of raised planter beds and feature composite fencing as well as a large porcelain paved patio area.













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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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