



Connells

Highfield Crescent
Wednesfield Wolverhampton

Highfield Crescent Wednesfield Wolverhampton WV11 1RS

for sale offers in the region of
£350,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch are proud to present this extended and immaculately presented semi-detached home that offers exceptional living space and versatility. This beautifully maintained property features four well-proportioned bedrooms, with the potential to function as a five-bedroom residence.

Upon entering, you are greeted by a me porch that leads into a spacious hallway. The front reception room provides an inviting atmosphere, perfect for relaxation. The dining room flows seamlessly into an expansive entertainment lounge, beautifully enhanced by a lantern roof that fills the space with natural light. The lounge is complemented by bi-fold doors, allowing for effortless access to the generously sized rear garden, ideal for entertaining or enjoying family time outdoors. The modern kitchen is equipped with integrated appliances, making it a joy for cooking enthusiasts. A well-appointed utility room adds to the convenience, along with a ground floor shower room and a versatile fifth bedroom, which could serve as an office or guest room. Upstairs, you will find four generously sized double bedrooms, all offering ample space and comfort, accompanied by a stylishly designed bathroom.

Outside, the property boasts off-road parking accessed via a shared driveway. The garage, set back from the main house, has been thoughtfully converted into a gym. The rear garden is expansive and well-kept, providing a tranquil retreat.

The Location & Area

Situated just a stones throw away from New Cross Hospital and Bentley Bridge Retail Park where there is a fantastic selection of local shopping, eateries and public houses. Doctors, dentists and looked after schools are also within close proximity.

Entrance Porch

Door to the entrance hallway.

Entrance Hall

Stairs rising to the first floor, storage cupboard with a double glazed window to the side, two ceiling light points and doors leading to the front lounge, fifth bedroom, dining room and entertainment lounge.

Front Lounge

13' 2" max x 12' 2" max (4.01m max x 3.71m max)

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

Ground Floor Bedroom Five

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

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



Dining Room

11' 9" x 10' (3.58m x 3.05m)

Ceiling spotlights, radiator and access to the entertainment lounge and entrance hallway.

Entertainment Lounge

18' 5" x 17' 8" (5.61m x 5.38m)

Three vertical radiators, ceiling spotlights, access to the dining room, lantern roof, and bi-fold doors to the rear garden.

Kitchen

17' 4" x 9' 3" (5.28m x 2.82m)

Matching wall and base units with inset sink and drainer, integrated double oven and multi oven, five ring gas hob with extractor hood above, ceiling spotlights, double glazed window to the rear and doors to the entertainment lounge and utility room.

Utility

7' 3" x 5' 6" (2.21m x 1.68m)

Worktops with plumbing point for washing machine beneath, extractor fan and doors to the rear garden, kitchen and ground floor shower room.

Ground Floor Shower Room

Shower over, low flush wc, wash hand basin, radiator, ceiling spotlights, extractor fan, skylight window and a double glazed window to the side.

First Floor Landing

Double glazed window to the side, two ceiling light points, loft access and doors to all four first floor bedrooms and family bathroom.

Bedroom One

13' 4" max x 12' 1" max (4.06m max x 3.68m max)

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

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

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

Bedroom Three

10' 4" x 7' 4" (3.15m x 2.24m)

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

Bedroom Four

10' 2" x 6' 9" (3.10m x 2.06m)

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

Family Bathroom

Panelled bath with shower over, low flush wc, wash hand basin unit, heated towel rail, extractor fan, ceiling light point, partly tiled walls and a double glazed window to the rear.

Outside Rear

Paved patio area with steps down to a large lawn area. Benefiting from access to the garage which is now utilised as a gym.









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

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Tenure: Freehold



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