

for sale

offers in the region of **£795,000**



Sunlea House Bursnips Road Essington Wolverhampton WV11 2RE

"A UNIQUE & EXTENSIVE CHAIN FREE
DETACHED RURAL FAMILY
RESIDENCE"

Comprising off road parking, rear garden
with countryside views, double garage, rear
workshop, 2 guest wc's, 30 ft lounge,
conservatory, sitting room/home office,
dining room, kitchen, utility, 5 bedrooms,
en-suite & bathroom



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Sunlea House Bursnips Road Essington Wolverhampton WV11 2RE

Main Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this highly deceptive and extensive modern designed family home situated in a sought after rural location within the popular area of Essington. THIS PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN & REQUIRES VIEWING TO FULLY APPRECIATE THE POTENTIAL THIS WONDERFUL HOME HAS TO OFFER.

Externally there is a large frontage with ample off road parking, spacious double garage with rear workshop/home office(this area may have potential for conversion to a Granny annex subject to relevant permissions). The rear of property requires viewing to fully appreciate the spacious rear garden and wonderful countryside setting. Internally the property has dual entrance halls with side entrance and main entrance reception hall, ground floor guest wc with storage area, further guest wc, fitted breakfast kitchen with feature granite work tops, utility, dining room, wonderful open plan entertainment lounge with adjoining conservatory, further reception room ideal for sitting room/home office/play room. The first floor has a spacious landing and fantastic selection of FIVE spacious bedrooms, family bathroom, separate wc and a large master en-suite.

The Location & Area

Situated on the ever popular Bursnips Road on the borders for the even sought after village of Essington, noted for its outstanding school. Shopping can be found within the area of Cannock, Wednesfield and Willenhall. Cannock also has the popular McArthur Glenn Designer Outlet village. Sought after schools can be found within neighbouring villages which includes Cheslyn Hay, Great Wyrley, Essington and Willenhall. Doctor, dentists, public houses within eateries and the popular Hollybush Garden Centre, the M6 and M54 motorways are also within close proximity.

Entrance Reception Hall

Feature glazed and wood doors to front, wooden doors to various rooms, grand stairs leading to the first floor landing.

Side Entrance

Double opening wooden french doors to front access, door to rear, doors to various rooms, storage cupboard.



Gardeners Guest Wc

Double glazed window to rear, door to side entrance, low flush toilet, tiled floor.

Ground Floor Guest Wc

Double glazed window to front, fitted suite with low flush toilet, wall mounted wash basin, storage cupboard, tiled flooring, door to entrance reception hall

Entertainment Lounge

30' x 20' max (9.14m x 6.10m max)

Large entertainment family lounge with double glazed bow window to front and rear, double glazed patio doors to conservatory, door to entrance reception hall, central heating radiator, brick built fireplace.

Sitting Room

16' 2" x 9' 2" min extending to 12' 4" max (4.93m x 2.79m min extending to 3.76m max)

Double glazed bow window to front, central heating radiator, door to entrance reception hall. THIS ROOM HAS VARIOUS USAGE OPTIONS AND REQUIRES VIEWING TO APPRECIATE AND MAY HAVE POTENTIAL FLOOR GUEST BEDROOM FOR A DEPENDANT RELATIVE

Breakfast Kitchen

12' 9" x 11' 1" (3.89m x 3.38m)

Double glazed window to rear, doors to various rooms, a fantastic selection of fitted wall and base units with matching breakfast bar and granite work tops, inset sink, storage cupboard, two central heating radiators, tiled floor, part tiled walls, integrated Bosch dishwasher, gas hob with matching oven and extractor, door to pantry.

Dining Room

12' x 16' (3.66m x 4.88m)

Double glazed bow window to rear, door to breakfast kitchen, door to entrance hall. central heating radiator.

Utility

9' x 7' (2.74m x 2.13m)

Floor boiler, double glazed door to side entry, Belfast style sink, plumbing for washing machine, tiled flooring.

Conservatory

11' x 11' 5" (3.35m x 3.48m)

Double glazed french doors to rear, double glazed windows to front and side, double glazed patio doors to the entertainment lounge, tiled flooring.

First Floor Landing

Stairs to ground floor, storage cupboard, central heating radiator, doors to various rooms.

Bedroom One

16' 7" x 17' 8" (5.05m x 5.38m)

Two double glazed windows to front and side, storage cupboard/.build-in wardrobe, central heating radiator, door to en-suite, door to first floor landing.

En-Suite

REQUIRES VIEWING TO APPRECIATE. Double glazed window to side, walk-in shower area, wash basin set in a vanity unit, tiled floor, tiled walls, central heating radiator, door to Bedroom One.

Bedroom Two

11' 9" x 16' (3.58m x 4.88m)

Double glazed window to rear with countryside views, central heating radiator, door to first floor landing.

Bedroom Three

18' x 13' (5.49m x 3.96m)

Double glazed window to rear with countryside views, central heating radiator, door to first floor landing.

Bedroom Four

14' 4" x 13' 3" (4.37m x 4.04m)

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

Bedroom Five

12' 2" x 7' (3.71m x 2.13m)

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

Family Bathroom

Double glazed window to rear, panelled bath with screen, pedestal wash basin, tiled floor, tiled walls, central heating radiator, door to first floor landing.

Separate Wc

Double glazed window to rear, low flush toilet, wall mounted wash basin, central heating radiator, tiled walls, door to first floor landing.

Outside Front

Ample block paved parking to front with bordering hedges, a selection of trees, plants and shrubs, external lighting.

Outside Rear

VIEWING HIGHLY RECOMMENDED. Winding block paved pathway leading to rear, bordering feature brick built wall with bordering countryside, external tap, side storage area, large lawned area, selection of trees, plants and shrubs.

Double Garage

19' 3" x 19' (5.87m x 5.79m)

Two up and over doors to front, door to side entrance. THE DOUBLE GARAGE MAY HAVE POTENTIAL FOR CONVERSION FOR A GRANNY ANNEX SUBJECT TO RELEVANT PERMISSIONS.

Workshop/ Potential Gym

14' 4" x 13' (4.37m x 3.96m)

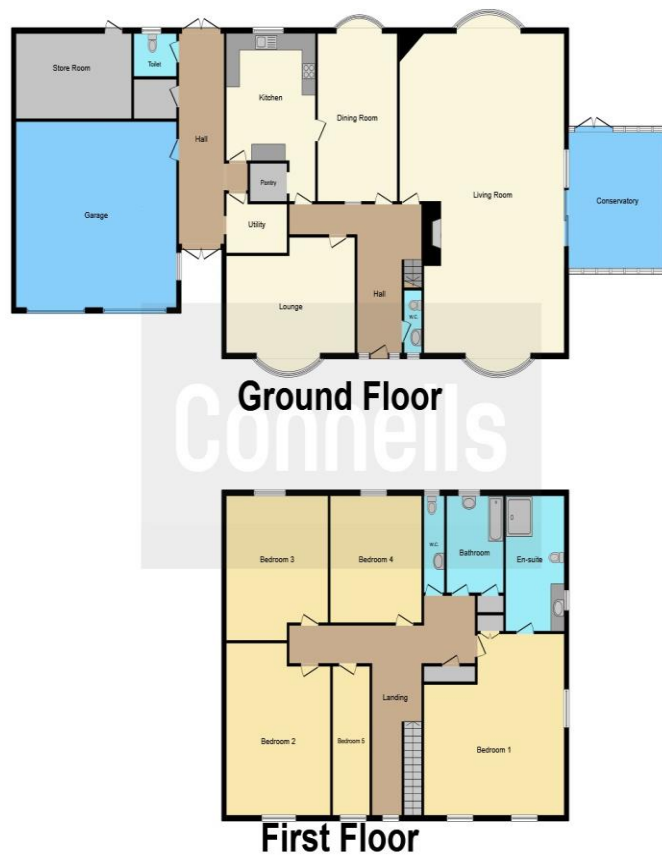
Situated to the rear. Door and window leading to the rear of the property.

Agents Note

The Vendor advises Connells that in at a neighbouring property to the rear a treatment plan is in place for Japanese Knotweed.







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

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 WOLVERHAMPTON WV1 4EX

Property Ref: WVH328283 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/WVH328283



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