



**Connells**

Hough Way  
Essington Wolverhampton



# Hough Way Essington Wolverhampton WV11 2BR

for sale offers in the region of  
**£525,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this prestigious and immaculately presented five/ six bedroom detached family home in a popular residential location. This property benefits from an incredibly large and spacious internal footprint which must be viewed in order to fully appreciate.

The property comprises of an entrance hall, downstairs wc, study, lounge, formal dining room, large entertainment style kitchen diner. On the first floor there are a selection of four large bedrooms, en-suite bathroom and a family bathroom. On the top floor there is an additional large bedroom with an en-suite shower room, dressing area and a balcony to rear, additionally on this floor there is a multiuse room suitable for a variety of uses such as play room, dressing room or even an additional bedroom six.

Externally there is a double width garage, large driveway, lawned garden area and enclosed landscaped low maintenance rear garden.

Viewing of this property is absolutely crucial in order to understand and appreciate the large amount of internal space on offer.

## Location And Area

Situated in a popular cul-de-sac location within the ever sought after village of Essington conveniently located for the ever popular St John's primary school. Further schools can be found within Cheslyn Hay and Wednesfield. The M54 and M6 motorways are also relatively close by and shopping can be found within the Wednesfield and Bentley Bridge retail park, along with Cannock, Bloxwich and Walsall.

## Entrance Hall

Doors to various rooms, double glazed door to front, radiator.

## Lounge

18' x 13' 9" ( 5.49m x 4.19m )

Double glazed window to rear, french doors to the garden, double glazed window to side, two radiators, living flame gas effect fire, door to entrance hall.

## Dining Room

8' 7" x 12' 7" ( 2.62m x 3.84m )

Double glazed window to front, radiator, door to entrance hall.

## Kitchen

13' 1" x 19' ( 3.99m x 5.79m )

Double glazed french doors to rear, double glazed door to rear, range of wall and base units with an inset tall fridge and inset tall freezer, inset washer, inset stainless steel sink, granite worktops with an integrated Neff oven, microwave and coffee machine. Integrate Neff induction hob with an extractor fan over, additionally there is an integrated Bosch dishwasher, integrated wine fridge, feature breakfast bar island and door to entrance hall.

## Study

8' 5" x 10' ( 2.57m x 3.05m )

Double glazed bay window to front, radiator, fitted office furniture, door to entrance hall.

## First Floor Landing

Doors to various rooms.

## Bedroom One

18' 1" x 13' 9" ( 5.51m x 4.19m )

Double glazed window to rear, two double glazed windows to side, radiator, door to landing, door to dressing room, door to en-suite.

## Dressing Room

Fitted storage units, door to bedroom.

## En-Suite

Double glazed window to rear, free standing bath, low flush toilet, vanity sink, heated towel rail, walk in waterfall shower.

## Bedroom Three

12' 6" x 9' 6" ( 3.81m x 2.90m )

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

## Bedroom Four

8' 9" x 12' 9" ( 2.67m x 3.89m )

Double glazed window to front, fitted wardrobe, radiator, door to landing.

## Bedroom Five

8' 7" x 11' 4" ( 2.62m x 3.45m )

Double glazed window to front, fitted wardrobe, radiator, door to landing.

## Family Bathroom

Double glazed window to front, panelled bath, mixer shower, pedestal sink, radiator, extractor fan, door to landing.

## Second Floor Landing

Large gallery landing (space for a variety of uses), door to various rooms.

## Bedroom Two

19' 1" x 16' ( 5.82m x 4.88m )

Double glazed window to front, Velux balcony window, radiator, large dressing area with fitted cupboards, door to en-suite.

## En-Suite

Waterfall shower, radiator, pedestal sink, double glazed window to front, low flush toilet, door to bedroom.

## Multiuse Room/ Bedroom Six

14' 5" x 8' 7" restricted head height ( 4.39m x 2.62m restricted head height )

Velux skylights, radiator, door to landing.

## Double Garage

17' 3" x 17' ( 5.26m x 5.18m )

Two up and over doors to front, loft storage, door to rear.

## Outside Front

Large driveway, large lawned area with paved pathway area.

## Outside Rear

Attractive enclosed rear garden with feature patio area, lawned area, range of bedding areas with plants, trees and shrubs.















**Ground Floor**

**First Floor**

**Second Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331904](http://connells.co.uk/Property/WVH331904)**



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