



**Connells**

Brownshore Lane  
Essington Wolverhampton





## Property Description

The award winning Connells Wolverhampton is delighted to welcome you to the market this exceptional and extended six-bedroom detached family home situated in the sought after area of Essington. This beautifully presented property combines spacious living with modern conveniences, making it the perfect sanctuary for family life.

As you enter, you're greeted by a welcoming entrance hallway leading to the impressive entertainment kitchen, which boasts integrated appliances and stunning granite worktops, providing both functionality and style. This kitchen seamlessly flows into the extended dining area and sitting room, creating an open and inviting atmosphere for entertaining guests or enjoying family meals. The whole ground floor offers under floor heating, to add to the finishing touches.

A practical utility room and a convenient ground floor WC add to the functionality of this home, ensuring everything you need is easily accessible.

On the first floor you will find six generous bedrooms, offering ample space for a growing family or guests. The main bedroom features an en-suite shower room, while a well-appointed bathroom serves the other bedrooms, catering to the needs of the entire household.

Externally, the property boasts off-road parking and a garage. The rear garden presents a lovely outdoor space for children to play, family gatherings, or simply enjoying the fresh air.

Viewings are highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated opposite Essington Pools in the ever popular and sought after village of Essington noted for its popular school. Further schools can be found within neighbouring villages. The M54 and M6 motorways are close by and shopping can be found within Cannock, Wolverhampton Wednesfield.

## Approach

Off road parking to front, garden leading to the main accommodation.

## Entrance Hall

Composite front door, double glazed window to front, stairs to first floor, storage cupboard, doors to kitchen and lounge.

## Kitchen

27' 4" max x 12' 10" max ( 8.33m max x 3.91m max )

Matching wall and base units with granite work top, inset sink and drainer with hot tap, breakfast bar, island, five ring induction hob, integrated appliances, dishwasher, warming drawer, wine cooler, electric oven and microwave oven, ceiling spotlights, door to utility, access to lounge diner and sitting room.

## Dining Room/ Sitting Area

27' 4" max x 8' 3" max ( 8.33m max x 2.51m max )

French doors to rear garden, ceiling spotlight, skylights, two bifold doors to the rear garden.

## Lounge

19' 1" x 11' 10" ( 5.82m x 3.61m )

Double glazed window to front, media wall with fitted cupboards.

## Utility

Sink with mixer tap, plumbing for washing machine, doors to side access, ground floor wc, kitchen.

## Downstairs Wc

Low flush wc, extractor fan.

## First Floor Landing

Airing cupboard housing wall mounted boiler, loft access, doors to all bedrooms and bathroom.

## Bedroom One

13' 2" x 10' 3" ( 4.01m x 3.12m )

Double glazed window to front, radiator, fitted wardrobes, door to en-suite shower room.

## En-Suite

Shower cubicle, low flush wc, wash hand basin, heated towel rail, partly tiled walls, extractor fan, double glazed window to side.

## Bedroom Two

10' 3" x 9' 5" ( 3.12m x 2.87m )

Double glazed window to rear, radiator, fitted wardrobes.

## Bedroom Three

14' 9" max x 9' max ( 4.50m max x 2.74m max )

Two double glazed windows to front, two radiator.

## Bedroom Four

16' 7" x 8' 1" ( 5.05m x 2.46m )

Double glazed window to rear, radiator.

## Bedroom Five

7' 4" x 7' 2" ( 2.24m x 2.18m )

Double glazed window to rear, radiator, storage cupboard.

## Bedroom Six

10' 1" max x 7' 5" max ( 3.07m max x 2.26m max )

Double glazed window to side, radiator point. (potential to be a shower room).

## Bathroom

Panelled bath with shower over, wall mounted wash hand basin, low flush wc, tiled walls, heated towel rail, extractor fan.

## Outside Rear

Lawned area with conifer trees, timber fencing and shed, outside tap point and gate.

## Garage

Partially converted garage, up and over door.















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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332222](http://connells.co.uk/Property/WVH332222)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH332222 - 0010