



Connells

Hough Way
Essington Wolverhampton

Hough Way Essington Wolverhampton WV11 2BR

for sale offers in the region of
£425,000



Property Description

A deceptively spacious and well presented four bedroom detached family home set over three floors in a sought after cul-de-sac in Essington.

Internally there is an entrance hall, study room/ playroom, ground floor wc, utility, entertainment kitchen/ dining room. The first floor comprises of having a spacious lounge with the added benefit of leading to a balcony area while you'll also find two bedrooms and a Jack and Jill shower room. On the second floor you'll find two bedrooms and a family bathroom with the main bedroom boasting an en-suite shower room. Externally there is a front garden with off road parking, car port and access to a set back garage. To the rear there is a well maintained rear garden for the family to enjoy.

Viewings are highly recommended to appreciate the accommodation 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.

Approach

Garden to front with off road parking, car port and access to the garage, electric car charger point, outside tap.

Entrance Hall

Stairs to the first floor, doors to various rooms.

Study/ Playroom

10' 9" x 6' 2" (3.28m x 1.88m)

Double glazed window to front, radiator.

Utility

6' 3" x 4' 4" (1.91m x 1.32m)

Matching wall and base units with stainless steel sink drainer with mixer tap, plumbing point for washing machine, space for dryer, extractor fan, radiator, double glazed window to side.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin, radiator, extractor fan, window to side.

Entertainment Kitchen Diner

23' 7" max x 16' 4" max (7.19m max x 4.98m max)

Matching wall and base units with composite sink and drainer with mixer tap, gas cooker point, space for a American fridge freezer, integrated dishwasher, vertical radiator, three double glazed windows to side, radiator, french doors to rear garden.



First Floor Landing

Double glazed windows to front and rear, cupboard housing the wall mounted boiler and water tanks, radiator, stairs to first second floor, doors to various rooms.

Lounge

19' 4" x 10' 9" (5.89m x 3.28m)

Double glazed windows to front radiator, french doors to balcony.

Balcony

Double socket point and lighting.

Bedroom Three

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to front, built in wardrobe, radiator, door to jack and Jill shower room.

Bedroom Four

9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed window to rear, radiator.

Jack And Jill Shower Room

Shower cubicle, low flush wc, wash hand basin, shaver point, partly tiled walls, extractor fan, double glazed window to rear.

Second Floor Landing

Loft access, doors to main bedroom.

Bedroom One

14' 6" x 9' 5" (4.42m x 2.87m)

Double glazed window to front, radiator, built in wardrobes, door to en-suite.

En-Suite

Walk in shower, low flush wc, wash hand basin, extractor fan, shave point, partly tiled walls, radiator, double glazed window to rear.

Bedroom Two

14' 2" x 9' 6" (4.32m x 2.90m)

Two double glazed windows to front, radiator, built in wardrobe.

Family Bathroom

Panelled bath with shower attachment, low flush toilet, wash hand basin, partly tiled walls, extractor fan, double glazed window to rear.

Outside Rear

Central path, mature trees, double socket point, side gate to front.

Garage

17' x 9' 1" (5.18m x 2.77m)

Up and over door, light and power, potential storage above.









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 Council Tax
 Band: E

Tenure: Freehold

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