



Connells

Larchmere Drive
Essington Wolverhampton



Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this extended and immaculately presented four bedroom detached family home in the ever sought after area of Essington. Viewing is highly recommended, call the Connells to book a viewing.

The property comprises of entrance hall, ground floor wc and access to a spacious lounge. To the rear of the property is a modern fitted kitchen within dining area and adjoining utility space. Venturing upstairs you will find four generous bedrooms, en-suite shower room and family bathroom. To the front is off road parking for ample vehicles and a well presented rear garden. The property has the advantage of having a garage (with potential to be converted to a reception area or ground floor bedroom subject to relevant permissions).

The Location & Area

Situated on a popular and modern development within the ever sought after area of Essington, well known for its local primary school. There is a wonderful selection of local shopping Wednesfield and Bentley Bridge retail park along with shopping in Bloxwich, Willenhall and Cannock. The M54 and M6 motorways are also relatively close by.

Approach

Set back from the roadside behind off road parking for ample vehicles, access to the main accommodation, side gate and garage.

Entrance Hall

Door to front, central heating radiator, stairs rising to first floor, doors to ground floor wc and lounge.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin, ceiling light point, central heating radiator, double glazed window to front.

Lounge

14' max x 12' 8" max (4.27m max x 3.86m max)

Double glazed window to rear, two wall lights, ceiling light point, central heating radiator, electric fireplace.

Kitchen Diner

16' x 10' 8" (4.88m x 3.25m)

Matching wall and base units with breakfast bar, inset composite sink and drainer with mixer tap, electric and gas cooker point, five ring gas hob with extractor hood, integrated dishwasher, freezer and fridge, pantry cupboard, central heating radiator, two ceiling light points, two double glazed windows to rear, doors to lounge and utility.

Utility

10' 8" x 7' 10" (3.25m x 2.39m)

Double glazed window to rear, work top with stainless steel sink and drainer with mixer tap, plumbing for washing machine, ceiling light point, central heating radiator, cupboard housing wall mounted boiler, door to rear garden, kitchen and garage.

First Floor Landing

Loft access, ceiling light point, storage cupboard, door to various rooms

Bedroom One

11' 2" x 9' 3" (3.40m x 2.82m)

Double glazed window to front, central heating radiator, ceiling light point, wall lights, fitted wardrobes, door to en-suite shower room.

En-Suite

Walk-in shower cubicle, central heating radiator, extractor fan, spotlights, part tiled walls, double glazed window to front.

Bedroom Two

15' 10" x 8' 10" (4.83m x 2.69m)

Two double glazed windows to rear, two ceiling light points, central heating radiator.

Bedroom Three

15' 8" x 7' 9" (4.78m x 2.36m)

Double glazed windows to front, ceiling light point, central heating radiator.

Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed windows to rear, ceiling light point, central heating radiator.

Bathroom

Double glazed windows to side, panelled bath with shower over, low flush wc, wall mounted wash hand basin, part tiled walls, heating towel rail, ceiling light point

Outside Rear

Paved patio area with central path leading to a lawn, outside tap, side gate and flower borders.

Garage

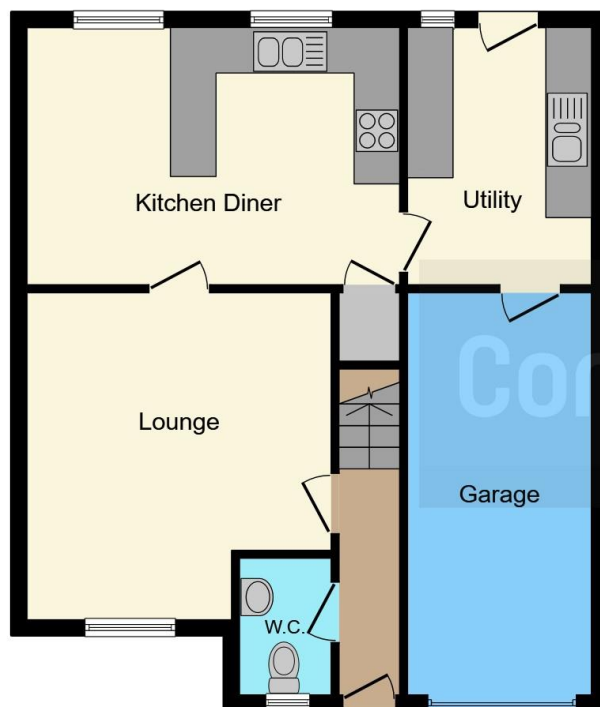
17' 2" x 8' (5.23m x 2.44m)

Up and over door, lighting, power supply, door to utility.

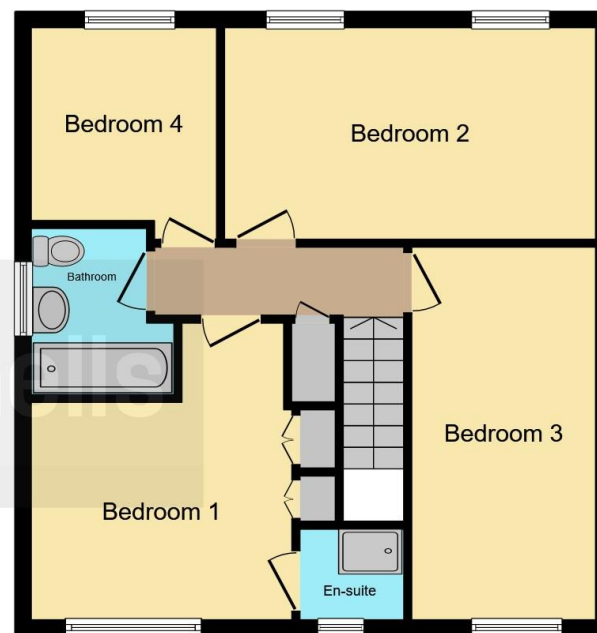








Ground Floor



First 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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331787



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