



Wood End Road | Wolverhampton | WV11 1YQ

£1,500 PCM

 **Webbs**  
estate agents



## Summary

Webbs Estate Agents proudly present this exceptional four-bedroom detached residence, ideally located on one of Wednesfield's most desirable roads. This home boasts an enviable position, close to the heart of Wednesfield and within easy reach of both primary and secondary schools. Nearby amenities include Bentley Bridge retail and entertainment park, New Cross Hospital, and excellent road links to Wolverhampton City Centre and Junction 10 of the M6.

Upon entering, you are greeted by a spacious entrance hallway that seamlessly connects to all rooms, showcasing the home's outstanding layout. The modern kitchen is equipped with a range of integrated appliances and is complemented by a separate utility area.

The ground floor also features a large open-plan reception room and a conservatory with views over the beautifully landscaped garden, perfect for entertaining.

Upstairs, you will find four generously sized bedrooms and a contemporary family bathroom.

## Key Features

- Exceptional four bed detached residence in sought after location
- Prime location close to the town center, primary and secondary schools
- Nearby amenities including Bentley Bridge & New Cross Hospital
- Convenient links to Wolverhampton City Centre and M6 Junction 10
- Modern kitchen with a range of integrated appliances
- Large open plan reception room & ground floor shower room
- Conservatory opening onto stunning landscaped garden
- Four generously proportioned bedrooms & family bathroom
- Driveway to the front providing ample off road parking
- Viewing essential to fully appreciate the size and specification

## Rooms and Dimensions

### PROPERTY DETAILS:

#### Hallway

13'7" x 5'10" (4.15 x 1.78)

#### L Shaped Kitchen

24'4" max 7'8" min x 12'9" max 6'6",134'6" min (7.425 max 2.36 min x 3.89 max 2,41 min)

#### Utility Area

6'5" x 4'5" (1.98 x 1.35)

#### Shower Room

7'9" x 6'5" (2.37 x 1.97)

#### Large Open Plan Reception Room

26'0" x 10'5" (7.94 x 3.18)

#### Conservatory

8'7" x 8'2" (2.63 x 2.50)

#### Landing

13'7" x 5'11" (4.15 x 1.81)

#### Bedroom 1

10'5" x 13'4" (3.19 x 4.07)

#### Bedroom 2

10'11" x 10'4" (3.34 x 3.17)

#### Bedroom 3

12'9" x 8'2" (3.91 x 2.50)

#### Bedroom 4 (access from Bedroom 3)

8'3" x 8'11" (2.52 x 2.72)

#### Family Bathroom

7'8" x 5'9" (2.34 x 1.77)

#### Please Note





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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