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# **Property Description**

A fine family home in a sought after area with extensive accommodation and a charming mature garden. Located within a popular address, standing in an established residential area within easy reach of a wide range of amenities and facilities, there is easy access to the City Centre, M6/M5 motorway links for a commuter and the area is well served by schooling.

Being sold with NO UPWARD CHAIN, the property itself is a well proportioned detached family residence which has been well cared for and maintained by the current owners and been a home solely to them for many years and you can see why! With the internal living accommodation, there is a spacious flow of living space to offer to the ground floor and the house stands in a lovely plot with an excellent garden to the side and rear that must be viewed to fully appreciate. In brief the property comprises of; porch and welcoming entrance hallway, guest WC, living room with bay window to front, separate dining room, well proportioned kitchen with various integrated appliances and utility room. To the first floor, there is a superb landing giving access to FOUR well proportioned bedrooms and stylish bathroom with separate shower cubicle. Further benefiting from double glazing and central heating, the property offers parking for various vehicles and garage that subject to planning laws, could offer scope to be converted into further living accommodation for a growing family.

### **Accommodation**

ENTRANCE PORCH

WELCOMING ENTRANCE HALLWAY

**GUEST WC** 

LIVING ROOM

RECEPTION ROOM

KITCHEN

UTILITY ROOM

IMPRESSIVE FIRST FLOOR GALLERY LANDING

MASTER BEDROOM WITH FITTED WARDROBES

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

STYLISH BATHROOM WITH SEPARATE SHOWER CUBICLE

GARAGE

4.7m/3.6m x 4.5m (15'5"/11'9" x 14'9")

3.5m x 3.4m (11'5" x 11'1")

5.3m x 3.5m/2.4m (17'4" x 11'5"/7'10")

1.9m x 1.1m (6'2" x 3'7")

4.5m x 3.6m (14'9" x 11'9")

3.5m x 3.3m (11'5" x 10'9")

3.2m x 2.4m (10'5" x 7'10")

2.4m x 2.4m (7'10" x 7'10")

4.2m x 2.4m (13'9" x 7'10")







## Floor Plan: Rookery Lane, Wolverhampton, WV2 4PY



GROUND FLOOR



1ST FLOOR

Whitst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other lems 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 guarant as to their operability or efficiency can be given Made with Metroxix (2019).

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#### **DB Roberts Wolverhampton**

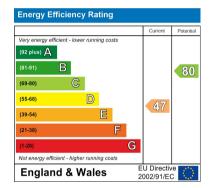
18 Darlington Street, Wolverhampton, West Midlands, WV1 4HW

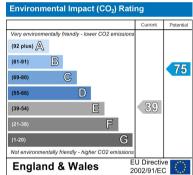
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