



Broad Lane, Essington  
Wolverhampton, WV11 2RG

£495,000



# Springhill

£495,000



Welcome to Broad Lane, one of the most desirable and highly sought after roads in the area.

Paul Carr Estate Agents are pleased to bring you a fantastic opportunity to purchase this extended, traditional detached family home offering ample space for families of all ages.

Set on a generous plot with ample off-road parking to the fore and a large, family friendly mature rear garden with woodland at the rear, this deceptively spacious home has recently benefitted from impressive upgrading and modernising and comprises of an entrance porch leading into a welcoming entrance hallway with a guest cloakroom.

A through-lounge/dining room leads into a stylish conservatory overlooking the rear garden.

The classically designed kitchen has been fitted with families in mind and offers ample storage space, a breakfast bar/seating area and integrated appliances.

Off the kitchen is a utility room with access to the rear garden.

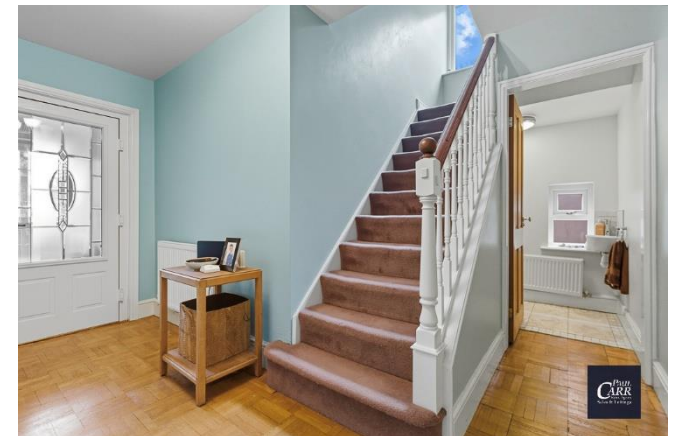
To the first floor is a spacious landing giving access to the three double bedrooms and a family bathroom with a large walk-in shower cubicle, bath and wall hung vanity sink unit.

To the outside is a driveway providing off road parking for multiple vehicles.

A side gate leads to the generous, mature rear garden perfect for families and woodland at the rear offers privacy and provides a peaceful setting.

In addition, the property benefits from an integral garage.

Viewings can be arranged via Paul Carr Great Wyrley so call today to arrange an appointment!







## Property Specification

Extended and Deceptively Spacious Detached Family Home  
Impressively Refitted Breakfast Kitchen  
Through Lounge/Dining Area  
Conservatory  
Utility Room & Ground Floor WC

Porch

Hall

WC

Kitchen

5.64m (18'6") x 2.62m (8'7")

Laundry Room

2.85m (9'4") x 2.00m (6'7")

Dining Room

3.35m (11') x 3.34m (10'11")

Living Room

5.37m (17'7") x 3.64m (11'11") max

Conservatory

Landing

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 1st October 2025

### Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor

Approx. 93.3 sq. metres (1004.6 sq. feet)



## First Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map

