



18 Sudbury Close, Wednesfield

*An Individually Designed 5 Bedroom Two Bathroom Detached House, Which Has Been Designed To Create Separate Living Accommodation, Perfect For Extended Families or Aged Relatives*

**18 Sudbury Close, Wednesfield, Wolverhampton, WV11 3AR**

**Asking Price: £475,000**

**Tenure: Freehold**

**Council Tax: Band C – Wolverhampton**

**EPC Rating: C (69) No: 0058-3040-5208-8084-6200**

**Total Floor Area: 1927sq feet (179.0sq metres) Approx.**

**Services: We are informed by the Vendors that all main services are installed**

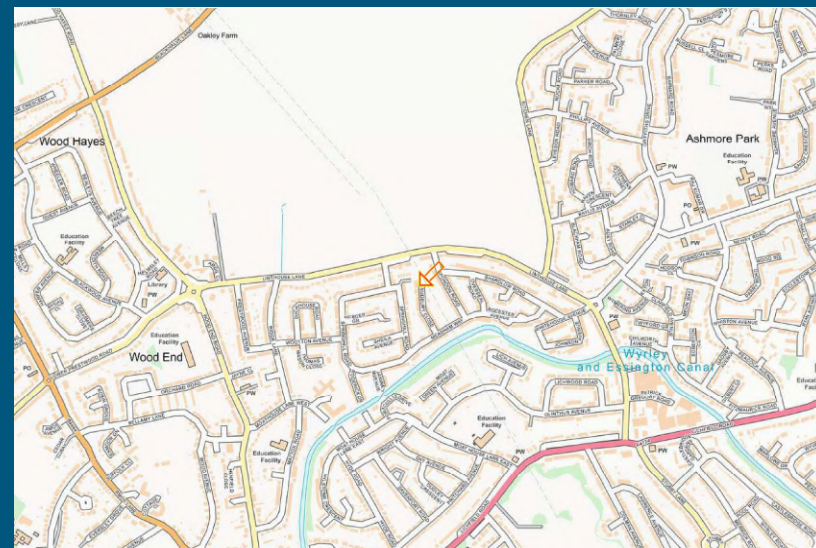
Occupying a pleasant position in an established residential area located just off Linthouse Lane, 18 Sudbury Close sits a generous corner plot at the top end of the cul-de-sac with pleasant open views over the adjacent greenery at front. This individually designed detached house has been reconfigured & extended over the years to create a most exceptional layout, almost doubling in size from the original construction to now offer the accommodation of two separate houses, all under one roof.

With internal inspection a must to appreciate the most versatile and spacious accommodation, ideal for buyers requiring self-contained living accommodation or housing extended family, this exceptional property is a fine example of its type.

Neatly decorated throughout, the accommodation which measures at an impressive approx. 1927sq ft. includes reception porch providing access to both sides of the property. On the left, the ground floor includes living room, separate dining room and L-Shaped breakfast kitchen with a smart modern suite. From the living room, stairs lead to the first floor where there are three bedrooms and white bathroom. On the right had side, the entrance hall leads second breakfast kitchen and large 17ft living room which enjoys an outlook over the mature grounds. No on the does the entrance hall connect both sides of the house, a further staircase leads to the right had side first floor with two double bedrooms and modern shower room. At the front of the property is an enclosed gravelled driveway providing ample off road parking. The surrounding garden is neatly landscaped providing a charming outlook whilst maintaining the maximum privacy and creates a most tranquil outside space.

Although adjacent to fields & countryside, Sudbury Close is still most convenient for the majority of amenities including local schools, shops & bus routes, and within easy distance of both Newcross Hospital & Bentley Bridge Retail Park. The area is also served well with excellent transport links for commuting to principal towns (Black Country Route, M6 Motorway & Birmingham New Road).

A most impressive and rare property, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** PVC double glazed door & matching leaded side windows, tiled flooring, built in double storage cupboard and internal access to the entrance hall and living room.

**Entrance Hall:** Internal hardwood door with opaque glazed windows, staircase to first floor (annexe side) with cloaks cupboard below, covered radiator, tiled flooring and double glazed window to side.

**Fitted Cloakroom:** Fitted with a modern suite comprising recessed WC, vanity unit, radiator, tiled flooring and extractor fan.

**L Shaped Breakfast Kitchen: 18'1" (5.50m) x 16'1" (4.90m)**

Fitted with a matching suite of modern laminate units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards with concealed wall mounted gas fired central heating boiler, built in appliances include 4- ring induction hob, dishwasher & double oven with combination oven over, radiator, tiled flooring and double glazed windows to rear with matching patio doors.

**Dining Room: 9'10" (3.00m) x 9'6" (2.90m)**

Radiator, laminate flooring, coved ceiling, double glazed window to rear and internal double doors to:

**Living Room: 16'11" (5.15m) x 13'1" (4.00m)**

Marble fireplace & hearth with gas coal fire, radiator, coved ceiling, double glazed picture window to front and staircase to first floor.

**First Floor Landing**

**Bathroom: 6'7" (2.00m) 5'7" (1.70m)**

Fitted with a white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls, recessed ceiling spotlights, laminate effect vinyl flooring and double glazed opaque window to rear.

**Bedroom One: 13'9" (4.20m) x 9'10" (3.00m)**

Built in wardrobes & drawers, radiator and double glazed window to front.

**Bedroom Two: 10'4" (3.15m) x 9'10" (3.00m)**

Built in cupboards & wardrobes including airing cupboard and double glazed window to rear.

**Bedroom Three: 7'5" (2.25m) x 6'7" (2.00m)**

Radiator, loft hatch and double glazed window to front.

**From the main entrance hall, internal access leads to annexe side of the house:**

**Breakfast Kitchen: 13'1" (4.00m) x 9'10" (3.00m)**

Fitted with a matching suite of traditional units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in appliances include double oven with combination oven over, 4-ring electric hob with concealed extractor hood over, built in dishwasher & fridge, radiator, part tiled walls, coved ceiling, recessed ceiling spotlights, ceramic tiled flooring and double glazed bay window to front.

Side door leading to **Rear Lobby/Utility:** Plumbing for washing machine, part tiled walls, tiled flooring and PVC double glazed door and windows to rear.

**Lounge: 17'1" (5.20m) x 13'1" (4.00m)**

Italian marble style fireplace with decorative surround & matching hearth with electric coal effect fire, covered radiator, coved ceiling, double glazed patio doors to rear and matching side bay window with built in window seat.

**First Floor Landing:** Built in airing cupboard with shelving, fitted wardrobe & drawers, loft hatch with double glazed opaque window to front.

**Bedroom Four: 15'1" (4.60m) x 8'10" (2.70m)**

Fitted with a range of built in furniture including wardrobes, drawers and dressing table, radiator and double glazed window to front.

**Bedroom Five: 13'5" (4.10m) x 8'6" (2.60m)**

Fitted with a range of wardrobes and overhead stores, radiator and double glazed window to rear.

**Shower Room: 8'4" (2.55m) x 5'3" (1.60m)**

Fitted with a modern suite comprising vanity unit with gloss doors & recessed WC, double shower enclosure with power shower, wall mounted LED mirror, tiled walls, white heated towel rail, laminate effect vinyl flooring and double glazed opaque window to rear.

**Rear Garden:** As the property occupies a generous corner plot of the approx. 7,930sq feet, the surrounding gardens have been neatly landscaped to provide a most pleasant setting whilst maintaining the maximum privacy and includes a large paved patio overlooking the shaped lawns, a variety of shrubs & trees, summer house, surrounding hedging and side gate to front driveway.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

























**Total Floor Area: 1927sq ft. (179.0sq m) Approx.**



**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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