



LEE COOKE
ESTATE AGENCY GROUP

2 Ferndown Gardens, Wolverhampton, WV11 3TE

Offers In Region Of £310,000

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2 Ferndown Gardens, Wolverhampton, WV11 3TE

Lee Cooke presents this corner plot modern detached, chain-free family home, perfectly positioned off the ever-popular Broad Lane South. Offering contemporary living spaces, this property is ready and available now for its next owners.

Externally, the property benefits from pleasant front, side, and rear gardens. The rear garden is a spacious outdoor retreat with a lawned area, a paved patio, a storage shed, and a charming wooden summer house, ideal for relaxation or entertaining. Off-road parking is available to the front and side, leading to a convenient single garage.

Step inside to an inviting entrance porch and hall, which leads through to a practical ground floor guest WC. The heart of the home features a generous lounge with an archway seamlessly connecting to the dining room or sitting room, providing versatile living options. Further access leads into the family kitchen, creating an excellent flow for daily life. The first floor hosts a landing, three well-proportioned bedrooms, a master en-suite, and a separate family bathroom, ensuring comfort and convenience for all.

Situated in a highly sought-after cul-de-sac location just off Broad Lane South, the property offers fantastic commuting links into Willenhall and Wednesfield shopping centres, which include Bentley Bridge Retail Park. New Cross Hospital is also conveniently close, as are links to the Black Country Route, M6, and M54 Motorways, providing excellent connectivity for regional travel. Within close proximity, you'll find popular doctors, dentists, public houses, eateries, and sought-after schools.

Contact Lee Cooke Estate Agency Group today for further details or to book a viewing.





Entrance Porch

Featuring a double glazed door and windows to the front, leading into the entrance hall, with tiled flooring.

Entrance Hall

With laminate flooring, stairs to the first-floor landing, internal doors to various rooms, a smoke alarm, and a central heated radiator.

Ground Floor Guest WC

Comprising a double glazed window to the front, a fitted suite with a low flush toilet, a wash basin set in a vanity unit, a central heated radiator, and laminate flooring. A door leads into the hall.





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Family Lounge

13' 9" x 16'0 "

A spacious reception room with a double glazed window to the front, an archway leading into the dining area, a door leading into the hall, feature decorative wall design, and a fire surround.

Dining Room/Sitting Room

9'0" x 10'0"

An adaptable space with an archway leading into the family lounge, a double glazed window to the rear, laminate flooring, a door to the kitchen, and a central heated radiator.

Kitchen - 10' x 8'

Fitted with a selection of wall and base units, plumbing for a washing machine, a gas hob with oven, extractor, and a 1 ½ drainer sink unit. Includes double glazed window overlooking the rear, door to side access, leading into the dining room/sitting room, a pantry storage cupboard



First Floor Landing

Featuring an airing cupboard, smoke alarm, loft access with pull-down ladders and floorboarding, a double glazed window to the side, and doors to various rooms.

Bedroom One

9'9" x 12'0"

With a double glazed window to the front, built-in wardrobes, a further wardrobe area, fitted drawers with a matching window seat, and doors to the en-suite and landing.



En-suite

Comprising a walk-in shower area, low flush toilet, wash basin set in a vanity unit, and a double glazed window to the side, with a central heated radiator.

Bedroom Two

10'7" x 9'2"

With double glazed window to the rear, a built-in wardrobe, a central heated radiator, and a door to the landing.

Bedroom Three

7'5" x 7'2"

A versatile bedroom with a double glazed window to the front, a central heated radiator, and a door to the landing.





Family Bathroom

Equipped with a double glazed window to the rear, a panelled bath with a fitted shower screen, a wall-mounted wash basin, a low flush toilet, a heated towel rail, a shaving point, and tiled walls. A door leads to the landing.

Front Garden

A pleasant front garden with a lawned area, plants, and shrubs, with off-road parking to the front and a gate leading to rear access.

Rear Garden

A spacious rear garden featuring a lawned area, a paved patio area, a gate with a pathway leading to front access, a storage shed, trees, plants, and shrubs.



Summer House

A charming wooden-built detached summer house situated to the rear of the property, with a door and window leading to the rear garden area.

Garage

Providing access to the front and rear.

Agent Notes

Services

Please confirm with your solicitor regarding the connected services to the property.

Fixtures and Fittings

Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

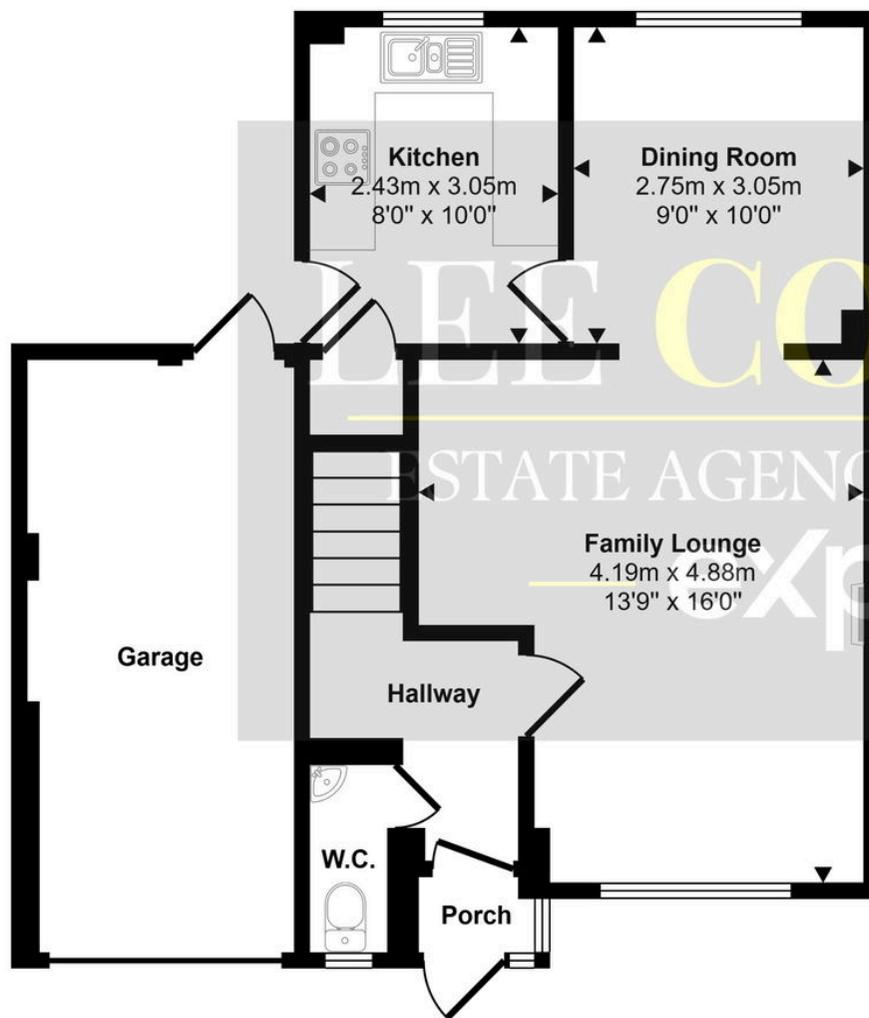


Consumer Protection

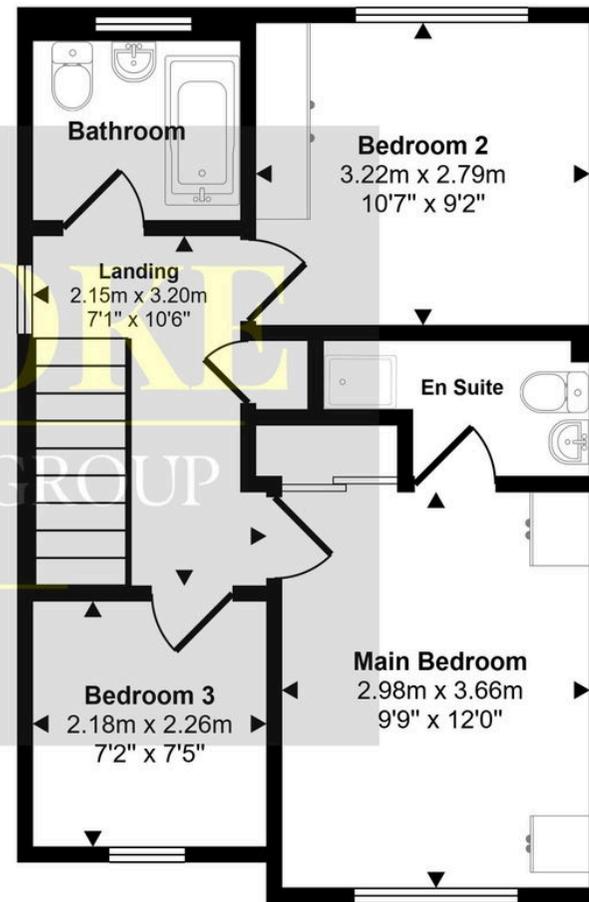
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Ground Floor



First Floor

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