



Melford Mews, Old Park Road, Wednesbury, WS10 9LT

Offers In Region Of £495,000

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# Melford Mews, Old Park Road, Wednesbury, WS10 9LT

Lee Cooke Estate Agency Group proudly presents this beautifully presented and highly deceptive modern detached family home, ideally situated on a desirable corner plot offering fantastic potential for extensions (subject to planning permission). This exceptional property offers versatile living spaces, an impressive double garage (partially converted into a gymnasium with sauna ) a delightful, low-maintenance garden, perfect for modern family life. The hot tub and sauna are included within the sale, enhancing the lifestyle on offer.

Arrive home to a substantial frontage, providing ample off-road parking with an electric car charging point, and convenient access to the detached double garage. The rear garden is a private oasis, featuring a composite decked area, artificial lawn, and a freestanding hot tub, creating an ideal setting for relaxation and entertaining.

Step inside to a welcoming entrance porch leading into a spacious entrance hall, complete with a striking glass balustrade staircase. The ground floor offers a dedicated study, a convenient guest WC, and a wonderful open-plan entertainment family lounge diner, providing a fantastic hub for daily living and social gatherings.

Ascending to the first floor, you will find a spacious landing providing access to four generously proportioned bedrooms. The master bedroom benefits from a private en-suite shower room, boasting contemporary blackout fittings, a walk-in shower, vanity wash basin, and a heated towel rail. A separate family bathroom, complete with a shower bath and screen, serves the remaining bedrooms.

## Location & Area

Located on Old Park Road, this home provides excellent commuting access to the Black Country route, M54 and M6 motorways. Nearby, you'll find local shops, doctors, dentists, public houses, and eateries. Larger retail centres in Wolverhampton, Walsall, Willenhall, Wednesbury, and Darlaston are also within easy reach.





## Entrance Porch

Accessed via a double-glazed composite door to the front, with double-glazed windows to the front and a door leading into the main entrance hall.

## Entrance Hall

Double-glazed door leading into the entrance porch, stairs with a feature glass balustrade and handrail leading to the first-floor landing, internal doors leading to various rooms, a feature radiator, and a storage cupboard.

## Ground Floor Guest WC

Fitted with a low flush toilet, a wall-mounted wash basin, sensor spotlights, and a door leading into the entrance hall.

## Family Entertainment Lounge

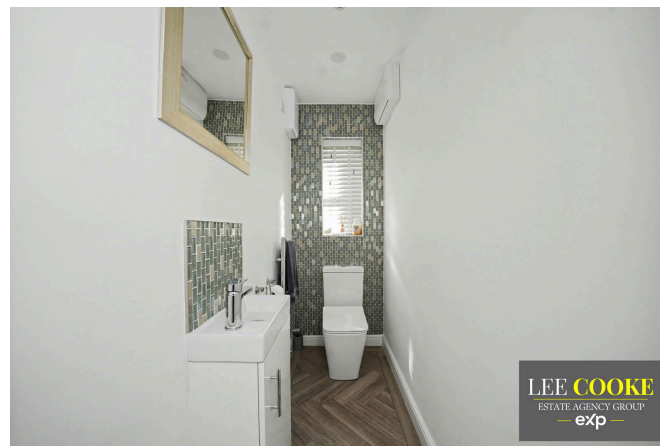
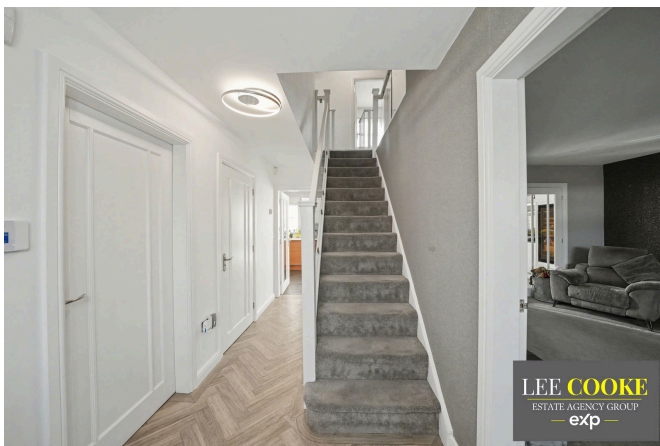
20'4" into bay x 13' max

Featuring glazed French doors leading into the entertainment kitchen diner, a further glazed door leading into the main entrance hall, a central heated radiator, a feature radiator, and a double-glazed bay window to the front.

## Study

7'6" x 6'9" max

With a double-glazed window to the front, a door leading into the hall, and feature flooring.





## Entertainment Kitchen Diner

27' x 9'7" max 7'8" min

Comprising a fantastic selection of fitted wall and base units with feature worktops, double-glazed French doors, and a selection of double-glazed windows overlooking the rear garden. Internal glazed doors lead to various rooms and access into the utility area. A fantastic selection of integrated appliances includes a fridge freezer, dishwasher, dual wine coolers, a five-burner gas hob with oven and extractor, and an inset sink. Features also include French door blinds, part-tiled walls, and a media wall with display cabinets.

## Utility

6'9" x 4'9" max

Housing a wall-mounted boiler, with a double-glazed door to side access, a door leading into the kitchen, wall and base units with feature worktops, and an integrated wine cooler.



## First Floor Landing

Stairs with a feature glass balustrade and handrail leading to the ground floor, a smoke alarm, airing cupboard, loft access, feature radiator, and doors to various rooms.

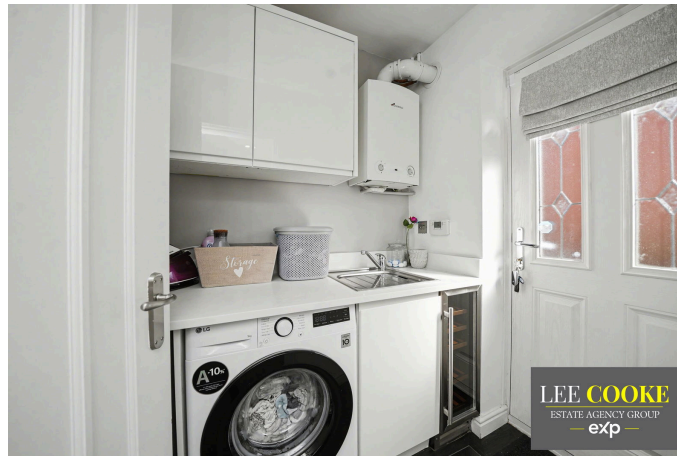
## Bedroom One

13'2" x 12' max

Benefiting from dual built-in wardrobes, spotlights to the ceiling, a double-glazed window to the front, a door to the en-suite, and a central heated radiator.

## En-suite

Features a walk-in shower area with a central glass partition, a wash basin set in a vanity unit, a low flush toilet, a heated towel rail, black addition feature en-suite fittings, tiled walls and floor, a feature LED mirror, an extractor fan, a double-glazed window to the side, and a door leading into bedroom one.



## Bedroom Two

10'5" x 9'6" max

With a double-glazed window to the rear, a central heated radiator, and a door to the first-floor landing.

## Bedroom Three

14' x 9'4" max

Includes a double-glazed window to the front, a central heated radiator, a door to the landing, a built-in wardrobe, and spotlights to the ceiling.

## Bedroom Four

9' x 7'6" max

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





## Family Bathroom

A fitted suite with a shower bath, shower and screen, low flush toilet, wash basin set in a vanity unit, heated towel rail, spotlights to the ceiling, part-tiled walls, and a door to the first-floor landing.

## Front Garden

A particularly large frontage providing ample cobbled off-road parking, external security lighting, access to both the entrance porch and utility area, and a gate leading to the rear. Featuring hedging, with plants, shrubs, and gravelled areas, with feature garden lighting, and an electric car charging point.

## Rear Garden

A low-maintenance rear garden with a composite entertainment decked area, artificial lawned areas, a gate to side access, a water tap, security lighting, an external power point, and access leading into the gymnasium.

## Detached Double Garage / Area One Gymnasium

17'8" x 16'5" max 10' min

With an external power point, a door leading to the garden area, upper storage area, spotlights to the ceiling, a door leading into the guest WC, and wall mirrors.

## Guest WC (within garage)

Fitted with a low flush toilet, a wash basin set in a vanity unit, an extractor fan, spotlights, and a door leading into the gymnasium.

## Garage / Store (part of double garage)

With an up-and-over door access leading to the front.

## Sauna Room

Situated within the gymnasium area, with a door and window leading into the gymnasium.

## Hot Tub

A freestanding hot tub situated to the rear of the property, with a composite decked area.

## Agents Notes

Lee Cooke Estate Agency Group recommends viewing to fully appreciate this beautifully presented modern detached family home. The property still offers potential for extension to the side (subject to relevant planning permissions).

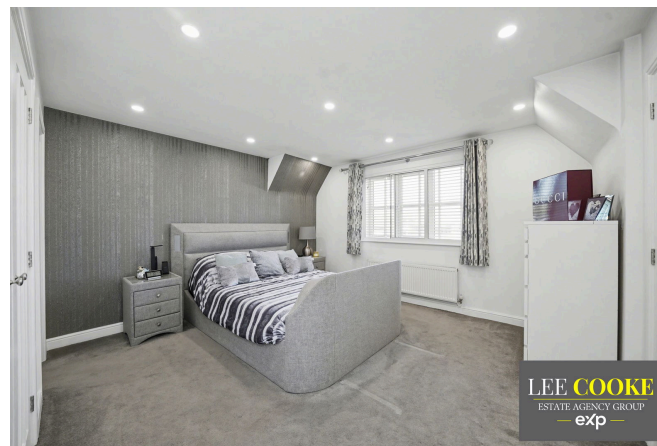
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