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Elder Avenue | Wolverhampton | WV11 2SG

Asking Price £535,000

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estate agents

Summary

****EXECUTIVE DETACHED HOME**DRIVE AND GARAGE**OPEN PLAN LIVING KITCHEN DINER**TWO ENSUITE BEDROOMS**FINISHED TO AN IMPECCABLE STANDARD**FORMAL LOUNGE**UTILITY ROOM AND GUEST WC**POPULAR LOCATION**VIEWING ESSENTIAL****

Nestled in the highly desirable village of Essington, Wolverhampton, this executive detached home on Elder Avenue is a true gem, finished to an impeccable standard throughout. As you approach the property, you are greeted by a charming canopied porch that leads into a grand entrance hall, setting the tone for the elegance that lies within.

The ground floor boasts three spacious reception rooms, including a generous lounge featuring a delightful walk-in bay window that floods the space with natural light. The heart of the home is undoubtedly the stunning open-plan living kitchen diner, which is perfect for both entertaining and family gatherings. This area is enhanced by bifolding doors that seamlessly connect the indoor space to the newly landscaped rear garden, creating a harmonious flow between the two. The kitchen is equipped with integrated appliances and is complemented by a separate utility room for added convenience.

Venturing to the first floor, you will find four well-proportioned double bedrooms, each thoughtfully designed with fitted wardrobes. Two of the bedrooms benefit from en-suite bathrooms, providing a

Key Features

- EXECUTIVE FOUR BEDROOM DETACHED
- SEPERATE FORMAL LOUNGE
- FOUR PIECE FAMILY BATHROOM
- OFFICE
- LANDSCAPED REAR GARDEN
- OPEN PLAN LIVING KITCHEN DINER
- TWO ENSUITE BEDROOMS
- UTILITY ROOM AND GUEST WC
- FOUR DOUBLE BEDROOMS
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

12'4" x 10'0" (3.78m x 3.06m)

Office

7'4" x 8'0" (2.24m x 2.44m)

Guest WC

4'8" x 7'11" (1.44m x 2.43m)

Lounge

16'10" x 11'5" (5.14m x 3.49m)

Utility Room

7'1" x 6'2" (2.18m x 1.90m)

Kitchen

11'1" x 11'2" (3.40m x 3.42m)

Living Dining Area

22'10" x 9'8" (6.98m x 2.96m)

First Floor Landing

13'4" x 8'8" (4.08m x 2.65m)

Bedroom One

12'0" x 11'7" (3.68m x 3.55m)

En Suite

7'8" x 5'6" (2.34m x 1.68m)

Bedroom Two

11'7" x 11'3" (3.55m x 3.44m)

En Suite

5'3" x 7'8" (1.62m x 2.36m)

Bedroom Three

11'5" x 9'5" (3.50m x 2.88m)

Bedroom Four

9'6" x 9'6" (2.91m x 2.91m)

Family Bathroom

8'8" x 6'9" (2.65m x 2.07m)

Detached Garage

20'0" x 9'10" (6.11m x 3.01m)

Identification Checks B

Agents Note

PREMIUM CONVEYANCING (C)







Approximate total area⁽¹⁾
169.9 m²
Reduced headroom
1.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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