



**780, Stafford Road
Wolverhampton, Staffordshire WV10 6NT**

Offers in the region of £485,000

A stunning five-bedroom detached dormer/chalet bungalow, offering in excess of 2,500 sq ft of exceptionally versatile accommodation. Having been extensively renovated and significantly extended to an outstanding standard, this impressive family home has been thoughtfully designed for modern living and is presented in genuine move-in condition. For added accessibility, all ground floor doorways are wide enough to accommodate a mobility scooter or wheelchair.

The property is entered via a spacious and welcoming reception hall, setting the tone for the high-quality accommodation throughout. The ground floor comprises a contemporary family bathroom, an impressive 23ft lounge, and an outstanding 23ft open-plan living kitchen with dining area, beautifully appointed with stylish cabinetry and quality fittings, together with a practical utility room. There are also two bedrooms, one benefiting from a contemporary en-suite wet room, while the other offers excellent versatility as either a bedroom or study.

The first floor is equally as impressive, featuring a spacious galleried landing leading to two double bedrooms, served by a contemporary shower room. Undoubtedly the highlight of this floor is the exceptional 27ft principal bedroom, offering outstanding flexibility. This superb space could accommodate a luxurious bedroom suite with a dressing area, or alternatively be utilised as a home gym, games room, or additional living space.

Externally, the property features a substantial driveway providing ample off-road parking, together with an integrated garage. The wrap-around rear garden has been thoughtfully landscaped for low-maintenance living and features a full-width paved patio, ideal for outdoor entertaining, together with an attractive artificial lawn, creating a practical space for the family to enjoy.

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LOCATION

Situated on a large corner plot on the popular Stafford Road, this property enjoys a convenient location with excellent access to a wide range of local amenities, including shops, supermarkets, schools and leisure facilities.

The property is ideally positioned for commuters, benefiting from excellent road links via the A449, with straightforward access to the M54 and M6 motorway network. Regular public transport services operate along Stafford Road, providing convenient connections to Wolverhampton and the surrounding areas.

FRONT



Featuring a generous driveway providing off-road parking for several vehicles, wrap-around lawned gardens and gated side access to the rear of the property.

ENTRANCE PORCH

Featuring Karndean flooring, a radiator, useful guest cloak storage and a door leading into the main entrance hall.

ENTRANCE HALL



An impressive and welcoming reception hall featuring Karndean flooring, two radiators and a vaulted ceiling incorporating a roof window, creating a bright and airy first

impression. Doors lead to the lounge, open-plan living kitchen, family bathroom and two ground floor bedrooms.



BATHROOM

10'11" x 6'3" (3.35 x 1.92)



A well-appointed bathroom fitted with a contemporary suite comprising a corner shower enclosure with dual shower heads, a Jacuzzi bath with handheld shower attachment, a low-level WC and a wash hand basin set within a vanity unit. The room also features underfloor heating, a heated towel rail and an obscure glazed window to the front elevation.

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LIVING ROOM

23'11" x 11'7" (7.30 x 3.54)



A beautifully proportioned reception room featuring Karndean flooring, dual-aspect windows to the front and side elevations, a radiator, and an attractive electric fire with a marble surround.



ENTERTAINMENT KITCHEN/DINER

23'0" x 15'0" (7.03 x 4.59)



This outstanding open-plan living kitchen has been thoughtfully designed with both everyday family life and entertaining in mind. The kitchen is fitted with an extensive range of stylish wall, base and drawer units, complemented by Quartz work surfaces, an integrated wine rack and a central island providing additional storage and preparation space, also finished with matching Quartz worktops. A comprehensive range of integrated appliances includes a dishwasher, fridge, freezer, microwave, oven and induction hob with extractor hood over. The room is finished with Karndean flooring, benefits from underfloor heating, and provides access to the useful utility room.

The dining area enjoys an abundance of natural light from a glazed door to the side elevation and patio doors flanked by windows, creating a bright and airy space with views over the rear garden and direct access to the patio.



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BEDROOM ONE

18'5" x 11'5" (5.63 x 3.50)



Featuring Karndean flooring, a radiator, wall to wall fitted wardrobes, two windows to the rear elevation and door to the en-suite.



UTILITY

8'0" x 6'3" (2.45 x 1.92)



Featuring Karndean flooring, wall and base units complemented by butcher's block-effect laminate work surfaces, a sink unit, and space and plumbing for a washing machine.



EN-SUITE

6'7" x 5'2" (2.03 x 1.58)



Featuring a contemporary suite comprising a walk-in shower with dual shower heads, a low-level WC and a wash hand basin set within a vanity unit. The room is complemented by fully tiled walls, underfloor heating and a heated towel rail.

BEDROOM TWO/STUDY

10'4" x 9'3" (3.16 x 2.82)



Featuring Karndean flooring, a window to the side elevation, a radiator and a fitted wardrobe.



FIRST FLOOR LANDING



An impressive galleried landing featuring a balustrade overlooking the main entrance hall, Karndean flooring, two roof windows and two radiators, with doors leading to the shower room and three bedrooms.



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BEDROOM THREE

27'6" x 12'7" (8.39 x 3.85)



Spanning the full width of the property, this exceptional and highly versatile room features Karndean flooring, two radiators, two rear-facing windows and two roof windows.

BEDROOM FOUR

19'0" x 15'1" (5.80 x 4.62)



Featuring carpeted flooring, a radiator, characterful sloping ceilings and a roof window.

BEDROOM FIVE

19'0" x 12'4" (5.81 x 3.77)



Featuring carpeted flooring, a radiator, a built-in wardrobe and a roof window.

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FIRST FLOOR SHOWER ROOM

10'5" x 10'4" (3.18 x 3.17)



Featuring Karndean flooring, a contemporary vanity unit incorporating a wash hand basin and concealed-cistern WC, a recessed shower enclosure, a heated towel rail, a radiator and a roof window.

REAR



Featuring a generous paved patio, ideal for outdoor entertaining, together with external power points, an outside water tap and a raised area of artificial lawn. With access to the garage.



GARAGE

19'0" x 8'9" (5.80 x 2.67)

Featuring an electrically operated up-and-over garage door, power and lighting, and a window to the side elevation.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - C

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale

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takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

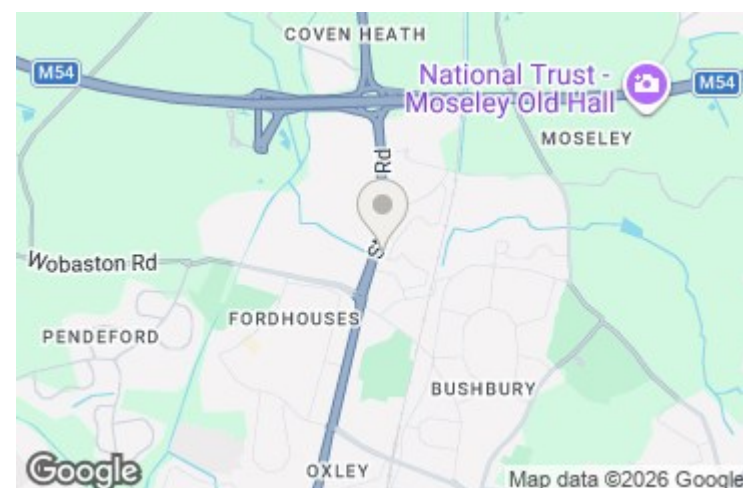
We are informed by the vendor that all mains services are connected.

TENURE

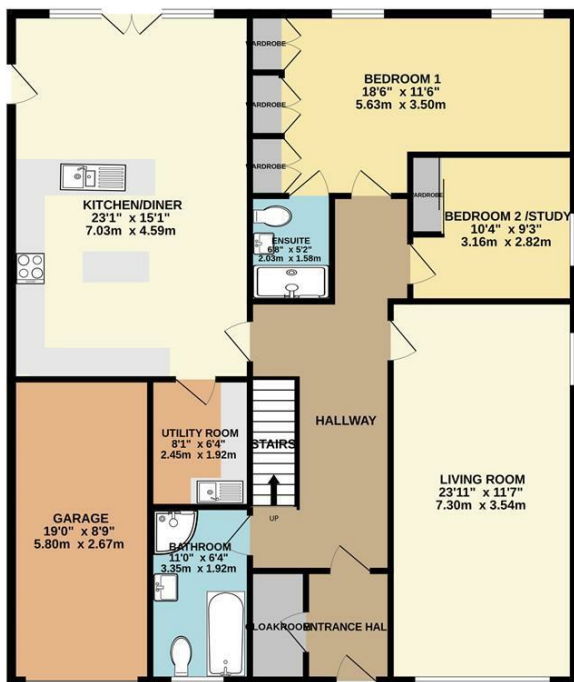
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

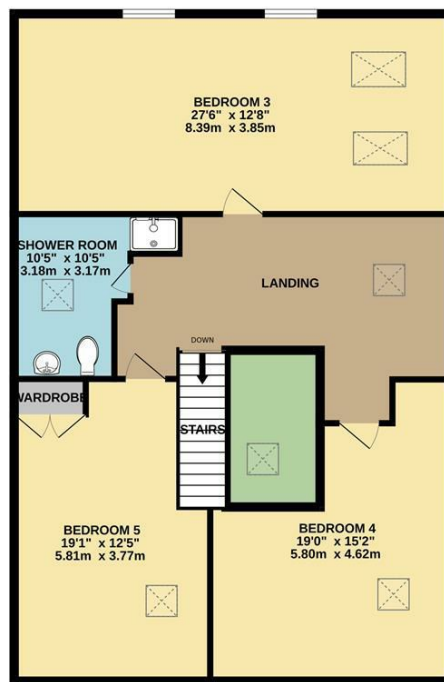
By arrangement through Worthington Estates Codsall office (01902) 847 358.



GROUND FLOOR
1496 sq.ft. (139.0 sq.m.) approx.



1ST FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA : 2596 sq.ft. (241.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	