

Lovett  & Co.  
estate agents

Broad Lane  
Essington



Lovett&Co. Estate Agents are pleased to offer for sale this substantial extended three bedroom detached family home which occupies a generous plot backing onto private woodland at the rear.

The property offers an abundance of living and sleeping accommodation throughout, with the size of the property being more akin to a four or five bedroom house.

It briefly comprises: entrance porch and hallway, open plan lounge with dining area, stunning breakfast kitchen with integrated Bosch appliances, separate utility, guest WC, integral garage, open landing to the three large double bedrooms and the big family bathroom. There is also an ensuite to the master bedroom.

When the current vendors purchased the property (around 20 years ago) they undertook a full back to brick renovation which included a full rewire, new plumbing as well as all new plastering and ceilings etc. Furthermore, within the past 18 months they have added a new luxury kitchen, bathroom, all new flooring and internal door, as well as a new gas central heating boiler.

Externally, there is ample parking to the front on the freshly gravelled driveway. The large rear garden features a patio and lawn areas, perfect for families and guests to enjoy with mature planted trees, shrubs and bushes, all backing onto the woodland at the rear.

For future developments, the rear extension footing where constructed with the potential to add a further storey above the rear of the kitchen. There is also the potential to convert the large attic space into two further bedrooms (subject to planning).

It is situated in Essington allowing easy access to Wolverhampton, Cannock and Walsall town centres which both offer a diverse range of amenities including supermarkets, shops, bars, restaurants & cafes. Commuter links include access to the M54, M6 and A5 roads linking the Midlands motorway network. Local and national rail services are available in neighbouring Wolverhampton, Cannock and Great Wyrley.





#### **RECEPTION HALL:**

Accessed via the entrance porch, it features: oak parquet flooring, ceiling light points, radiator, carpeted stairs to the first floor and doors to the lounge-diner, kitchen and guest WC.

#### **THROUGH LOUNGE & DINING AREA:**

11' 2" x 29' 2" (3.40m x 8.90m)  
Feature Portuguese limestone fireplace, carpeted flooring, ceiling and wall light points, archway to the front dining area with window to the front and French door to the rear conservatory.

#### **CONSERVATORY:**

10' 8" x 10' 6" (3.26m x 3.19m)  
Pitched roof with top of the range K glass - a low-emissivity (low-e) glass designed to improve thermal efficiency and reduce glare, UPVC frame set on a brick base, tiled flooring and French doors to the garden.

#### **L SHAPED BREAKFAST KITCHEN:**

13' 9" x 19' 8" (4.20m x 5.99m)  
Range of matching luxury fitted wall and base units incorporating cabinets, drawers and Quartz work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, integrated Bosch appliances including: oven, grill, microwave, induction hob, hood and dishwasher, luxury Karndean flooring, spot lights, radiators, window to the rear and door to the utility.

#### **UTILITY:**

Further range of matching wall and base units with fitted cabinets, Quartz work top with inset bowl sink and mono tap, space for a washing machine and dryer, two useful cupboards, one housing the boiler, plus door to the side.

#### **GUEST WC:**

Suite comprising: low level WC, wash hand basin, radiator, light point, tiled flooring and window to the side.

#### **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the large loft via a hatch.

#### **BEDROOM ONE:**

11' 2" x 14' 2" (3.40m x 4.31m)  
Range of bespoke fitted wardrobes with integrated shelving and dressing area, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.





**EN-SUITE:**

Modern fitted suite comprising: walk in shower cubicle, low level WC, cabinet wash hand basin, tiled flooring and wall, spot lights and heated towel rail.

**BEDROOM TWO:**

11' 2" x 11' 10" (3.40m x 3.60m)  
Range of bespoke fitted wardrobes, carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM THREE:**

11' 2" x 12' 0" (3.40m x 3.65m)  
Carpeted flooring, ceiling light point, radiator and window to front.

**LARGE FAMILY BATHROOM:**

White suite comprising: bath, separate shower cubicle, vanity wash hand basin and cabinet, low level W/C, wall tiling, Karndean flooring, ceiling spot lights and window to rear.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

