



LEE COOKE
ESTATE AGENCY GROUP

Wood Hayes Road, Wednesfield, Wolverhampton, WV11 1AD

Offers In Region Of £260,000

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Wood Hayes Road, Wednesfield, Wolverhampton, WV11 1AD

Lee Cooke Estate Agency Group presents this pleasantly presented modern build detached bungalow, situated within a sought-after semi-rural location.

Situated on the ever-popular Wood Hayes Road, this detached bungalow offers comfortable living with excellent outdoor space. The property boasts a generous frontage, providing ample off-road parking, leading to gated access for a spacious carport and a detached garage to the rear.

Upon entering, an inviting entrance hall guides you through the accommodation, which includes two well-proportioned bedrooms and a versatile study area. The property features a fitted kitchen, a convenient shower room, and a particularly spacious lounge that flows seamlessly into a bright conservatory, offering delightful views of the pleasant rear garden.

Location and Area

Situated on the popular Wood Hayes Road, this home benefits from a desirable semi-rural setting within Wednesfield and Westcroft. The area is well-connected, with convenient access to popular schools, healthcare facilities, and local amenities including public houses and eateries. Commuters will appreciate the fantastic links to the M54 and M6 motorways, making travel across the region straightforward. Excellent shopping opportunities are available at Wednesfield Shopping Centre and Bentley Bridge Retail Park, while New Cross Hospital is also conveniently located nearby. Enjoy the best of both worlds with tranquil rural walks on your doorstep and urban conveniences within easy reach.





Entrance Hall

Featuring a double-glazed door offering side access, internal doors leading to various rooms, a central heated radiator, and loft access.

Kitchen

9'1" (max) x 7'8" (max)

Equipped with a double-glazed window to the side, this fitted kitchen offers a selection of base units with roll-top work surfaces and a feature splash-back tiled area. There is space for a cooker and fridge, a one-and-a-half drainer sink unit, and plumbing for an automatic washing machine.

Family Lounge / Dining

18'5" (max) x 10'6" (max)

A spacious area featuring double-glazed patio doors leading into the conservatory, a door to the inner hallway, a gas fire with surround, and a central heated radiator.





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Inner Hall Way

Providing access to various rooms.

Conservatory

16'7" (max) x 8'1" (max)

This bright space includes double-glazed French doors to the rear garden, double-glazed windows overlooking the garden, and double-glazed patio doors leading from the lounge. Features a central heated radiator and laminate flooring.

Study Area

5'9" (max) x 5'0" (max)

A versatile space with a double-glazed window to the side and a door leading to the inner hall.

Bedroom One

10'9" into wardrobe (max) x 9' (max)

A comfortable bedroom with a double-glazed window to the front, a central heated radiator, and a door leading to the hall.

Bedroom Two

10' (max) x 8'9" (max)

Features a double-glazed window to the front, a central heated radiator, and a door leading to the hall.

Family Bathroom Room

Fitted with a low-flush toilet, a pedestal wash basin, and panelled bath with shower and screen. Includes spotlights to the ceiling, an airing cupboard, tiled flooring, a double-glazed window to the side, and a door leading to the hall.

Front Garden

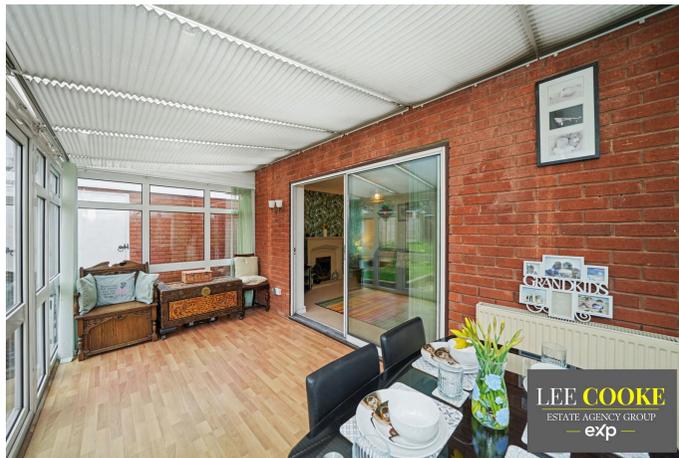
A pleasant frontage with a tarmac off-road parking area and wrought iron gated access leading to the carport area.

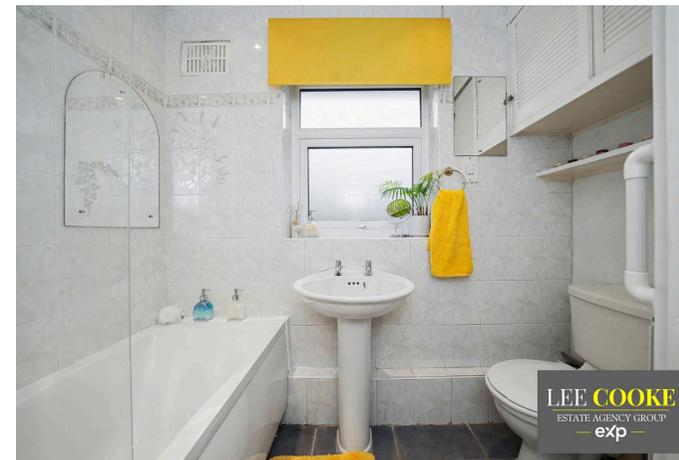
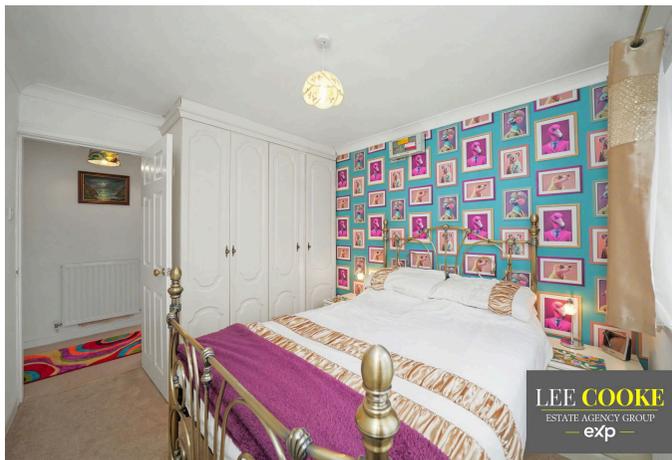
Car Port

Benefitting from double opening gates for front access, a UPVC door with a tarmac pathway leading to the rear garden, an external water tap, and security lighting.

Detached Garage

A spacious detached garage located at the rear of the property, featuring an up-and-over door from the carport and a door leading into the garden area.





Rear Garden

Includes a storage shed, a lawned area, mature trees, plants, and shrubs, with a pathway and door access leading into the carport.

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- Property lawyers are available (with one of our partners)
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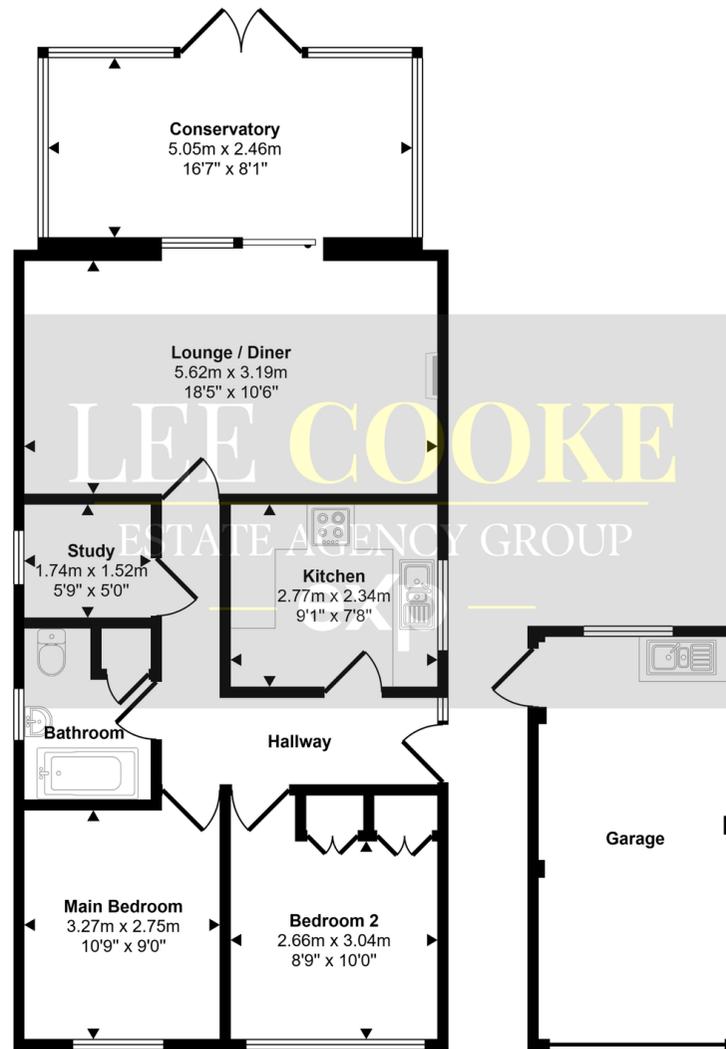
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Floorplan

Garage

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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