





## Property Description

Connells Wolverhampton have the delight to bring to the market this exceptionally large and spacious four bedroom detached family home in a popular residential location. Benefiting from an abundance of space this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, large over 15ft lounge, large entertainment style kitchen diner with adjoining conservatory, downstairs wc. On the first floor there are three bedrooms, family bathroom as well as an en-suite shower room, the top floor has the master suite which benefits from having an en-suite and walk in wardrobe.

Externally there is a large driveway which provides ample off road parking and an enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

## Entrance Hall

Double glazed door to front. Stairs. Access, doors to various rooms, radiator, feature herringbone flooring, understairs storage cupboard, spotlights.

## Family Lounge

15' 10" max x 11' 1" ( 4.83m max x 3.38m )  
Double glazed window to front, radiator, feature fireplace, carpeted floor, door to entrance hall.

## Downstairs Wc

Box back toilet, radiator, wash hand basin, door to entrance hall.

## Kitchen Diner

18' 6" max x 11' 11" ( 5.64m max x 3.63m )  
Double glazed window to rear, French doors to conservatory, range of stylish wall and base units with an integrated oven, hob and extractor, integrated washing machine, dishwasher, fridge freezer and microwave, inset sink, feature spotlight plinth, tiled floor, space for a dining table, radiator, feature lighting, door to entrance hall.

## Conservatory

10' 4" x 9' 4" ( 3.15m x 2.84m )  
Double glazed French doors to rear garden, double glazed windows, fitted blinds, French doors to kitchen diner, radiator.

## First Floor Landing

Doors to various rooms, stairs to the first floor, stairs to the ground floor, as well as a airing cupboard with a water tank.

## Bedroom Two

11' 3" x 10' 11" ( 3.43m x 3.33m )

Double glazed window to front, radiator, loft access, door to en-suite.

## En-Suite

Shower in cubicle, wash hand basin, low flush toilet, heated towel rail, spotlights, part tiled walls, double glazed window.

## Bedroom Three

11' 6" x 11' 1" ( 3.51m x 3.38m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Four

9' x 7' 10" ( 2.74m x 2.39m )

Double glazed window to rear, radiator, storage space, door to landing.

## Family Bathroom

Double glazed window to rear, panelled bath with shower over, fitted vanity sink with a concealed box back toilet, double glazed window to front with fitted blinds, part tiled walls, door to landing.

## Second Floor Landing

Stairs the first floor landing, door to bedroom one.

## Master Bedroom

12' 1" x 12' 2" ( 3.68m x 3.71m )

Double glazed window to rear, fitted wardrobes, radiator, loft access, large walk in wardrobe, door to second floor landing, door to en-suite.

## En-Suite

Modern en-suite shower room with walk in shower, wash hand basin, part tiled walls and floor with a Velux skylight, vanity sink, low flush toilet, heated towel rail ,door to bedroom one.

## Outside Front

Large driveway with ample off road parking and a lawned garden area.

## Outside Rear

Good sized enclosed garden, part walled, part fenced, lawned area, patio area, security light.

## Land Registry

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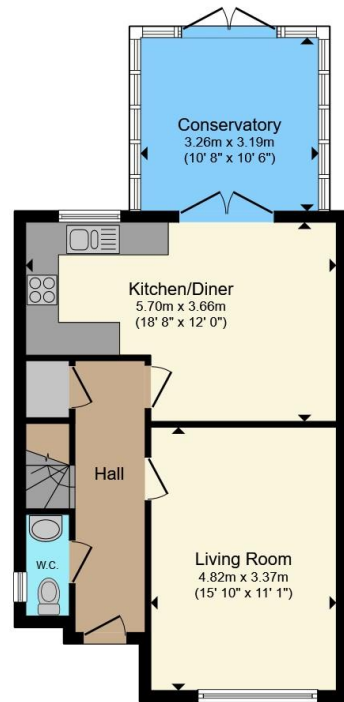
## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

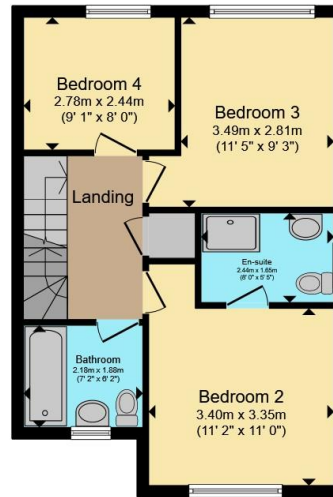








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 132.0 m<sup>2</sup> (1,421 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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Property Ref: WVH335325 - 0004