



**LEE COOKE**  
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Ratcliffe Drive Willenhall Wolverhampton WV13 2JU

£450,000

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## Ratcliffe Drive Willenhall Wolverhampton WV13 2JU

Lee Cooke Estate Agency Group proudly presents this beautifully remodelled, show home styled detached family residence, perfectly situated on a desirable corner plot in Willenhall. This impressive property offers flexible living spaces across three storeys, complete with a garage, off-road parking both to rear, and a delightful garden entertainment area.

Step inside to a welcoming entrance hall with a convenient ground floor guest WC. The heart of the home features a cosy evening lounge, illuminated by a double-glazed window to the front and French doors opening into the conservatory, creating a seamless flow for entertaining. A feature electric fire adds a touch of warmth and ambiance.

The refitted entertainment kitchen diner is a culinary delight, boasting square edge worktops, integrated appliances including a five-burner gas hob, double oven, extractor hood, dishwasher, and fridge freezer. Glass effect splashbacks add a modern touch. Adjoining the kitchen is a practical utility area with further wall and base units and a fitted washing machine, providing access to the conservatory.

A spacious conservatory enhances the living space, featuring a wall-mounted radiator, double-glazed windows, and French doors that open onto the rear garden, perfect for year-round enjoyment.

The first floor hosts two large bedrooms. The master bedroom benefits from a private en-suite bathroom with a walk-in shower, low flush toilet, and wall-mounted wash basin. A well-appointed family bathroom on this floor includes a fitted shower bath with a screen, a wash basin set in a vanity unit, and a low flush toilet.





Ascend to the second floor where you will find two more spacious bedrooms, both featuring laminate flooring, convenient eaves storage, and a central heated radiator, offering versatile spaces for family or guests.

Externally, the property boasts a low-maintenance rear garden, an ideal setting for relaxation and entertaining. A detached wooden lodge-style entertainment bar area provides a fantastic focal point for social gatherings. Off-road parking is available to the rear, alongside a detached garage with a remote-control roller shutter door.

### Location & Area

Situated on the popular Scholars Heath Estate in Willenhall, this home offers excellent commuting access to the Black Country Route and further links to the M6 and M54 motorways. Convenient access to shopping facilities in Willenhall and Wednesfield, including The Bentley Bridge Retail Park. The area also benefits from a range of local amenities, including various public houses with eateries.

Contact Lee Cooke Estate Agency Group today to arrange your viewing and discover all that this exceptional property has to offer.



### Entrance Hall

Accessed via a double-glazed door to the front, with stairs leading to the first floor, laminate flooring, and internal doors to various rooms.



## Ground Floor Guest WC

Fitted with a low flush toilet, a wall-mounted wash basin set in vanity units with storage, laminate flooring, and a door to the entrance hall.

## Evening Lounge

17' x 10'3"

Double-glazed window to the front, double-glazed French doors leading to the conservatory, two central heated radiators, a door to the hall, and an electric fire with a fitted surround.

## Entertainment Kitchen Diner

17' x 9'9"

A refitted suite featuring square edge worktops, a door to the entrance hall, a double-glazed window to the front, an opening to the utility area, integrated appliances including a five-burner gas hob with double oven and extractor hood, integrated dishwasher, integrated fridge freezer, feature glass effect splashbacks, and a central heated radiator.

## Utility

6' x 5'6"

Double-glazed door leading to the conservatory, opening to the kitchen, wall and base units with roll-top work surfaces, and a fitted washing machine.

## Conservatory

15'6" max x 9'

Featuring a wall-mounted radiator, double-glazed French doors leading to the evening lounge, a double-glazed door leading to the utility, double-glazed windows, double-glazed French doors overlooking the rear garden, and laminate flooring.

## First Floor Landing

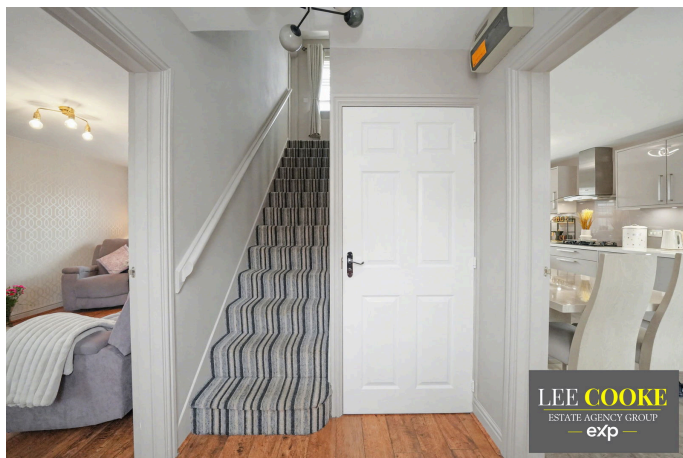
Stairs with handrail and spindles leading to the second floor, stairs to the ground floor, a central heated radiator, and an airing cupboard.

## Bedroom One

10'5" x 10'

Situated on the first floor, with a double-glazed window to the front, a door to the first-floor landing, a door to the en-suite, and a central heated radiator.





## En-suite

Fitted with a walk-in shower area, low flush toilet, wall-mounted wash basin, double-glazed window to the rear, shaving point, extractor fan, tiled floor, part-tiled walls, further part-panelled walls, and a central heated radiator.

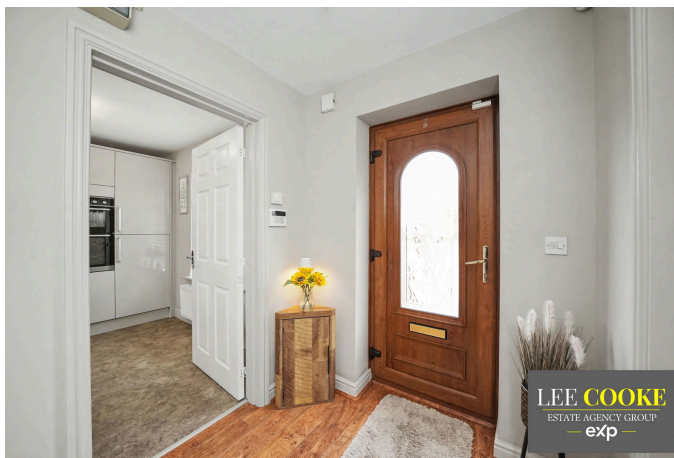
## Bedroom Two

10'8" into wardrobes x 10'

Double-glazed window to the front, a large walk-in storage area ideal for a dressing area, a door to the first-floor landing, a central heated radiator, laminate flooring, and fitted wardrobes.

## Family Bathroom

Double-glazed window to the rear, a fitted suite with a shower bath and screen, wash basin set in a vanity unit, low flush toilet, tiled floor, tiled walls, a heated towel rail, and a door to the first-floor landing.



## Second Floor Landing

Double-glazed skylight to the rear, stairs leading to the first floor, doors leading to bedrooms three and four, and a central heated radiator.

## Bedroom Three

11'3" x 9'9"

Door to the second-floor landing, double-glazed window to the front, laminate flooring, eaves storage area, and a central heated radiator.

## Bedroom Four

10'4" x 11'3"

Double-glazed window to the front, laminate flooring, a central heated radiator, a door to the second-floor landing, small loft access area, and eaves storage area.



## Front Garden

A small paved area with a brick-built wall and iron fencing, with a gate leading to rear access.

## Rear Garden

Featuring a gate leading to front access, a gate leading to the rear, various entertainment paved patio areas, with an artificial lawned area, and bordering brick-built wall to the left and side.

## Detached Garage

Situated to the rear of the property, offering off-road parking to the front, with a remote-control roller shutter leading to the rear access.

## Summer House / Entertaining Area

14' x 11'

A timber-constructed entertainment area situated within the rear garden, with double-glazed French doors leading to the rear garden, a wonderful family entertainment bar, a wall-mounted fire, and spotlights to the ceiling.

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