



**Connells**

Blackhalve Lane  
Wednesfield Wolverhampton



### Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market Blackhalve Lane. An extended and immaculately presented four bed detached family home on a popular residential road near to New Cross Hospital and surrounding areas such as Essington and Wednesfield. This fantastic family home is highly recommended to view and also within close proximity to the M54 / M6 motorway links, popular schools and shops. Call the Connells Wolverhampton branch today to book your viewing.

Internally the property comprises of an entrance hallway, a dining room with a feature log burner, lounge, stylish kitchen, utility with granite worktop and convenient ground floor wc. Heading upstairs you'll find four double bedrooms, modern family bathroom and a separate shower room. Outside the property has gated access to a block paved driveway for ample off road parking and a garage with an electric garage door, while the rear benefits from a well presented rear garden with patio areas for entertaining.

### Approach

Set back from the roadside behind walling and gates leading to the block paved driveway with access to the main accommodation, side gate and garage. The frontage also benefits from having a 45 amp electric car charging point.

### Entrance Hall

Composite front door, radiator, ceiling spotlights, stairs rising to the first floor, 18mm oak flooring and doors leading to the dining room, lounge and kitchen.

### Dining Room

12' 4" into bay x 11' 4" max ( 3.76m into bay x 3.45m max )

Double glazed window to the front, log burner, ceiling light point with ceiling rose, coving to ceiling, radiator and 18mm oak flooring.

### Lounge

12' 8" max x 11' 10" max ( 3.86m max x 3.61m max )

Double glazed sliding door to the rear garden, gas style log burner, ceiling light point with ceiling rose, radiator and coving to ceiling.

### Kitchen

16' 4" max x 8' 3" max ( 4.98m max x 2.51m max )

Matching wall and base units with plinth lights, stainless steel 1 1/2 sink and drainer with spray mixer tap, plumbing points for dishwasher and American fridge freezer, gas cooker point with an extractor hood above, partly tiled walls, ceiling spotlights, tiled flooring, pantry cupboard, door to the hallway and archway to the utility room.



### The Location & Area

Situated on the ever popular Blackhalve Lane which offers fantastic commuting access to local schools within Essington and Wednesfield areas. The M54 and M6 motorways are also relatively close by as is the i54 commercial development and New Cross Hospital. Popular shopping can be found nearby within the areas of Wednesfield and the ever popular Bentley Bridge Retail Park. Doctors, dentists and public houses are also within close proximity.

## Utility

7' 1" x 6' 9" ( 2.16m x 2.06m )

Granite worktop with inset one and a half sink with mixer tap, two ceiling light points, partly tiled walls, double glazed window to the rear, heated towel rail and doors leading to the ground floor wc garden, garage and storage cupboard housing the wall mounted boiler.

## Ground Floor Wc

Low flush wc, wall mounted wash hand basin, partly tiled walls, radiator, ceiling light point and a double glazed window to the side.

## First Floor Landing

Loft access, two ceiling light points and doors leading to all bedrooms, family bathroom and separate shower room.

## Bedroom One

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed window to the rear, ceiling light point, radiator and fitted wardrobes.

## Bedroom Two

11' 4" x 9' 2" ( 3.45m x 2.79m )

Double glazed window to the front, radiator, fitted wardrobes and ceiling light point.

## Bedroom Three

15' 7" max x 8' 4" max ( 4.75m max x 2.54m max )

Two double glazed windows to the rear, radiator and ceiling light point.

## Bedroom Four

8' 7" x 7' 5" ( 2.62m x 2.26m )

Double glazed window to the front, ceiling light point and radiator.

## Bathroom

P-shaped bath with shower attachment, low flush wc, wall mounted wash hand basin, heated towel rail, extractor fan, ceiling spotlights, tiled walls and a double glazed window to the front.

## Shower Room

Shower cubicle, wash hand basin unit, low flush wc, tiled walls, extractor fan, dual element heated towel rail, ceiling spotlights and a double glazed window to the side.

## Loft Space

Lighting, fully boarded and power supply.

## Outside Rear

Paved patio area with electric canopy, lawn, mature trees, flowerbeds, block paved rear patio area, outdoor solar lighting, log store, shed and side gate.

## Garage

16' 9" x 8' 9" ( 5.11m x 2.67m )

Electric up and over garage door, power supply, lighting and storage space above.

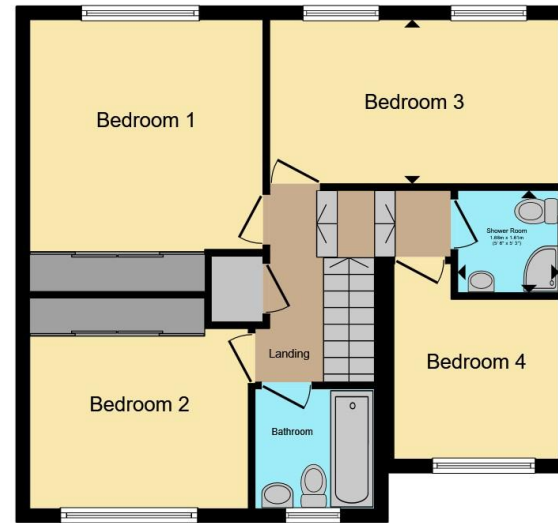








**Ground Floor**



**First Floor**

Total floor area 135.6 m<sup>2</sup> (1,460 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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