

Connells

Kempsons Grove
Sedgemoor Park Bilston

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Sedgemoor Park Bilston WV14 9YD

for sale offers over
£425,000







Property Description

Connells Wolverhampton are delighted to present to market this beautifully presented four bedroom detached family home situated on the ever popular Sedgemoor Park estate in a cul-de-sac location. Well positioned to local amenities, schooling and transport links alike this home promise to be the perfect choice for families with the additional of a one bedroom annex in the rear garden, ideal for ancillary accommodation. Viewing is highly recommended to appreciate, call Connells today to book a viewing.

Exuding an attractive kerb appeal with dark composite windows and external doors. The ground floor comprises of a welcoming entrance porch leading to entrance hall. A 27ft lounge diner with feature bay window and media wall provides the perfect space to entertain friends and family. A stylish fitted kitchen with a variety integrated appliances, ground floor wc and second reception room from a previous garage conversion completes the ground floor accommodation. Upstairs there are four double bedrooms all with fitted wardrobes and a modern family bathroom. Externally there is a purpose built and fully equipped one bedroom annex to the rear of the garden ideal for ancillary accommodation providing open plan living with kitchen space, modern wet room and bedroom with fitted wardrobes. There is ample off road parking to front and a landscaped rear garden.

The Location & Area

Situated to the south of Wolverhampton City Centre on the Sedgemoor Park development, the property offers access to the Black Country Route with further access to M6 motorway. The property also benefits from easy access to local amenities, shops and schools.

Entrance Porch

Double composite doors to front with matching double glazed side panel leading to the entrance.

Entrance Hall

Double glazed door to porch with matching side panel, stairs to first floor landing, spotlights.

Lounge Diner

27' 2" into bay x 13' 3" max (8.28m into bay x 4.04m max)

Double bay window to front, central heating radiator, feature media wall with electric fire, spotlights, double glazed patio doors to rear leading to the garden.

Kitchen

11' 3" x 10' 6" plus recess (3.43m x 3.20m plus recess)

Double glazed window to rear, a range of wall and base units with work surfaces, one and half porcelain sink and drainer, integrated appliances to including electric oven, microwave, five ring gas hob, dishwasher, central heating radiator, spotlights, tiled floor.

Downstairs Wc

Double glazed window to side, wc, wash hand basin, spotlights, tiled floor.

Reception Room

15' 9" max x 7' 11" (4.80m max x 2.41m)

Double glazed window to front, central heating radiator, spotlights, access to wc.

First Floor Landing

Loft access, storage cupboard, central heating radiator, doors to various rooms.

Bedroom One

13' 3" x 13' 4" into wardrobe (4.04m x 4.06m into wardrobe)

Double glazed window to front, central heating radiator, fitted wardrobes and dresser, spotlights.

Bedroom Two

11' x 8' 3" into wardrobe (3.35m x 2.51m into wardrobe)

Double glazed window to front, central heating radiator, fitted wardrobes, spotlights.

Bedroom Three

10' 9" x 7' 6" into wardrobe (3.28m x 2.29m into wardrobe)

Double glazed window to rear, central heating radiator, fitted wardrobes, spotlights.

Bedroom Four

10' x 7' 1" into wardrobe (3.05m x 2.16m into wardrobe)

Double glazed window to rear, central heating radiator, fitted wardrobes, spotlights.

Family Bathroom

Double glazed window to rear, wc, wash hand basin vanity unit, bath with mixer taps and shower over, extractor fan, heated towel rail, spotlights, tiled walls, tiled floor.

Outside Front

Concrete print driveway, outdoor light.

Outside Rear

Print patio, lawned area, double electric point, access to the annex.

Annex

Two double glazed window to front, double glazed patio doors to front access, living and kitchen space with electric heater, wall and base units with work surfaces, stainless steel sink and drainer, induction hob and plumbing for appliances, wet room with wc, vanity wash hand basin, shower, extractor fan, tiled walls and floor. There is also a bedroom with electric heater with fitted wardrobes.

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



Annexe

Total floor area 153.3 m² (1,650 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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