

for sale

offers in the region of **£450,000** Freehold



## St. Peter Croft Wednesbury WS10 0GD

An Exceptional Five-Bedroom Detached Family Home on a Prestigious Private Estate

Positioned within an exclusive private estate, this impressive five-bedroom detached residence offers generous, well-appointed accommodation ideal for modern family living.



# Property Details

## Entrance Hall

Radiator and stairs to landing.

## Living Room 11' 3" x 15' 1" ( 3.43m x 4.60m )

Front aspect double glazed bay windows, laminate flooring and radiator.

## Bedroom Three 9' 9" x 8' 1" ( 2.97m x 2.46m )

Side aspect double glazed window and radiator.

## En Suite

Side aspect double glazed window, shower cubicle, tiled flooring, w/c and wash hand basin.

## Dining Room 10' x 10' 7" ( 3.05m x 3.23m )

Laminate flooring, radiator and patio doors to garden.

## Kitchen 16' 7" x 8' 5" ( 5.05m x 2.57m )

Rear aspect double glazed window, tiled flooring, wall and base units, breakfast bar, splash back tiling, fitted gas cooker and hob, radiator and space for appliances.

## W/C

Laminate flooring, w/c, radiator, wash hand basin and extractor.

## Conservatory 9' 9" x 9' 6" ( 2.97m x 2.90m )

Dual aspect double glazed window, rear aspect doors to Garden and tiled flooring.

## Landing

Loft access, storage cupboard and radiator.

## Bedroom One 12' 9" x 11' 6" ( 3.89m x 3.51m )

Front aspect double glazed bay window, built in wardrobes and radiator.

## En Suite

Side aspect double glazed window, lino flooring, shower cubicle, w/c, radiator and wash hand basin.

## Bedroom Two 10' 7" x 9' 1" ( 3.23m x 2.77m )

Front aspect double glazed window, laminate flooring, built in

wardrobes and radiator.

## En Suite

Front aspect double glazed window, lino flooring, shower cubicle, radiator, w/c and wash hand basin.

## Bedroom Four 11' 9" x 8' 6" ( 3.58m x 2.59m )

Rear aspect double glazed window, laminate flooring, built in wardrobes and radiator.

## Bedroom Five 7' 7" x 11' 1" ( 2.31m x 3.38m )

Rear aspect double glazed window, laminate flooring and radiator.

## Loft Space

Power and lighting, fully boarded with ladders.

## Front Garden

Block paved driveway with enough space for three cars.

## Rear Garden

Lawn area, patio area and decking.

## Garage

Up and over door, power and lighting with electric car charger.





Total floor area 148.4 m<sup>2</sup> (1,597 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



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Property Ref: PWE104374 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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