



Connells

Carlton Avenue
Wednesfield Wolverhampton

Carlton Avenue Wednesfield Wolverhampton WV11 1DF

for sale offers in the region of
£395,000



Property Description

James Wenlock from the award winning Connells Wolverhampton is delighted to bring to the market this deceptively large and spacious one of a kind four bedroom property in the popular Wednesfield area. Benefiting from being update to an outstanding and immaculate condition this property needs to be viewed in order to fully appreciate.

Internally the property comprises of an entrance porch, entrance hall, large entrainment style lounge diner with additional seating area and large conservatory to rear. The property is served by a generous kitchen diner, downstairs wc, rare and unique cinema room. On the first floor there are four spacious bedrooms and a family bathroom, additionally the property is served via air conditioning units making this an incredibly desirable family home.

Externally there is a driveway to front with ample off road parking, incredibly unique and stylish landscaped rear garden which comprise of a composite decking area, artificial lawned area, sunken recessed hot tub area with feature living wall and pergola overhead. Further up the garden are various seating areas including a fire pit, large entertainment concrete print area with gated access to a double width garage. Additionally in front of the garage is a driveway area, double gates allowing additional vehicle access from Mullett Road.

This property is a rare and exciting opportunity which must be viewed in order to fully understand and appreciate.

Location And Area

Situated on the popular Carlton Avenue just a stone's throw away from the sought after D'Eyncourt School. The Cannock Road with links the M54 and M6 motorways are within close proximity along with shops, doctors, dentists and public houses with eateries. Wednesfield's Bentley Bridge retail park and Wednesfield shopping centre along with New Cross hospital are nearby.

Entrance Porch

Composite door, double glazed window to side, door to cinema room and double glazed door to entrance hall.

Entrance Hall

Radiator, stairs access with feature lighting and split face tiles, door to lounge.

Entertainment Lounge Diner

31' 8" max x 11' 8" max (9.65m max x 3.56m max)

Feature panelled fabric wall with large feature media wall with recessed ceiling, feature lighting and one of a kind ceiling tiles as well as designer column radiator and double glazed bay window to front, open to the dining area. Within the dining area is a two feature column radiators, recessed ceiling with lighting, open to the additional seating area which has bifold doors to the conservatory.

Conservatory

18' 11" x 12' 9" max (5.77m x 3.89m max)

Overhead lighting, partially panelled wall, radiator, bifold door to rear, bifold door to seating area, air conditioning.

Kitchen

13' 4" x 12' 5" (4.06m x 3.78m)

Double glazed window to rear, double glazed door to rear, air conditioning, range of solid wood wall and base units with quartz worktops, feature wall, fitted LG aircon unit as well as integrated Range cooker, integrated dishwasher, feature breakfast bar island, space for a fridge freezer, door to downstairs wc.

Downstairs Wc

Low flush toilet, wash hand basin.

Cinema Room

16' 4" x 6' 11" (4.98m x 2.11m)

Double glazed window to front, feature cushion panelled door to the kitchen, door to entrance porch, feature door to an understairs bar area. Feature fabric panelled walls and ceiling with starlight lighting overhead, feature cinema spotlights and cinema surround sound system.

First Floor Landing

Radiator, doors to various rooms, feature split face tile heading to the first floor and venting for professionally fitted air conditioning units.

Bedroom One

11' 3" x 11' 5" (3.43m x 3.48m)

Double glazed window to front, radiator, piped air con, feature lighting, two fitted wardrobes.

Bedroom Two

12' 2" x 8' 1" (3.71m x 2.46m)

Double glazed window to rear, fitted wardrobe, radiator, piped air conditioning unit.

Bedroom Three

11' 11" x 6' 10" (3.63m x 2.08m)

Double glazed window to rear, bespoke on of a kind cloud ceiling, feature bespoke built walling, radiator, piped air conditioning unit.

Bedroom Four

9' 2" x 6' 10" (2.79m x 2.08m)

Double glazed window to front, radiator, piped air con, feature overhead lighting.

Bathroom

Double glazed window to rear, panelled bath, floating vanity sink, low flush toilet, shower in cubicle.

Outside Front

Block paved driveway with dwarf sleeper wall, feature screening plants, off road parking.

Double Detached Garage

24' x 18' 1" (7.32m x 5.51m)

Accessed via Mullett Road, two up and over doors to front, door to rear garden, light and power.

Outside Rear

Driveway with ample off road parking in front of garage as well as wrought iron gates with access to Mullett Road.

Garden Area

Feature composite decking area with gravelled pathway with inset pavers, artificial lawn either side, panelled fencing, recessed hot tub area with feature pergola overhead, living wall, range of mature plants, trees and shrubs, feature seating patio area leading further up the path which heads to a fire pit with Indian sandstone, feature brick built fire pit which is run from gas, additional concrete print patio area surrounded by a range of fencing, feature lighting.

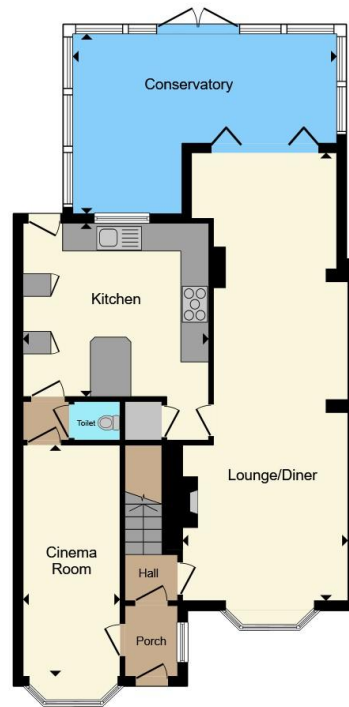
Agents Note

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





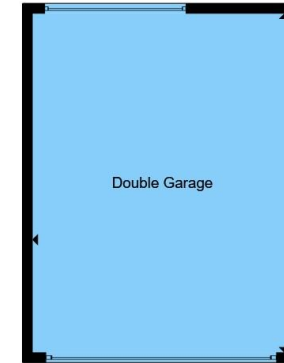




Ground Floor



First Floor



Garage

Total floor area 159.8 m² (1,720 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



To view this property please contact Connells on

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 Band: C

Tenure: Freehold

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