



Connells

High Hill  
Essington Wolverhampton



# High Hill

## Essington Wolverhampton WV11 2DP

for sale offers in excess of  
**£579,995**



### Property Description

Welcome to High Hill, Essington.

An extended detached dormer bungalow situated in Essington, viewing is a must to appreciate the internal and external space of this family home. Block paved driveway with parking for several cars and electric gates. Inside the accommodation comprises of reception hallway with staircase to first floor and guest wc. Dining kitchen with extensive storage space, island, patio doors to rear garden. Separate fitted utility room, reception room/bedroom three with french doors to rear garden and utility room. Living room with wood burning stove, ground floor bedroom four with en suite shower room. On the first floor is the family bathroom, bedroom one with french doors to balcony, fitted wardrobes and en suite shower room. Bedroom two with views over fields to front and fitted wardrobes. The property benefits from double glazing, central heating. Outside a fantastic rear garden with patio areas, pergola, lawns, mature borders and double gates to rear providing rear vehicular access.

High Hill is in reach to local road network, bus routes, schools, shops, amenities, within 1.5 miles from Bloxwich North train station and junction 10A of the M6 and the toll road.

### Ground Floor

#### Approach

Approached by electric gates, block paved driveway with parking for several cars, gated side entrance.

#### Entrance Hall

4.39m x 2.49m

Entered by door, staircase to first floor, radiator to wall and further doors to:

#### Guest Wc

Low level wc, vanity unit with hand wash basin

#### Kitchen/Dining Room

6.46m x 6.3m

Double glazed windows and patio doors to rear garden, a range of wall cupboards and base units, island, work surfaces incorporating sink/drain unit and integral appliances.

#### Utility Room

4.9m x 1.7m

Double glazed window to side, double glazed door to garden, wall mounted cupboards and base units, sink and drainer unit, space for white goods



#### Reception Room/Bedroom Three

4.8m x 3.68m

Double glazed window and french doors to rear garden, radiator to wall and further door to:

#### En Suite Shower Room

2.05m x 1.6m

Double glazed window to front, wc, hand wash basin, shower cubicle and towel rail to wall

#### Living Room

6.78m x 3.54m

Double glazed bow window to front, wood burner and radiator to wall

#### Bedroom Four

4.5m x 3.37m

Double glazed bow window to front, radiator to wall and further door to:

### First Floor

#### First Floor Landing

With velux window and further doors to

#### Bathroom

2.5m x 2.41m

With velux window to side, low level wc panelled bath. pedestal hand wash basin and towel rail to wall

#### Bedroom One

5.43m x 5.13m

Double glazed window and french doors to balcony, two velux windows to side, fitted wardrobes and radiator to wall

#### En Suite Shower Room

2.2m x 2m

Double glazed window to side, low level wc, hand wash basin, shower cubicle and towel rail to wall

#### Bedroom Two

5.52m x 5.33m

Double glazed bow window to front, fitted wardrobes and radiator to wall

### Outside

Generous mature rear garden with patio areas, gazebo, laid to lawn, borders with mature trees, shrubs and rear vehicular access from kitchen lane.





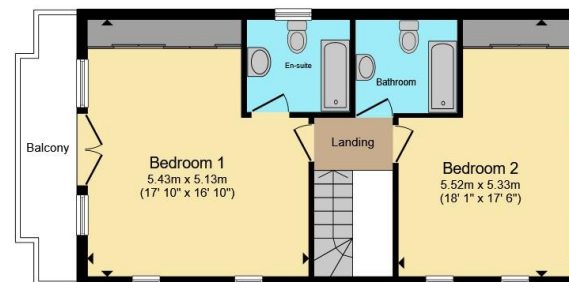








**Ground Floor**



**First Floor**

Total floor area 144.0 m<sup>2</sup> (1,550 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](http://www.propertybox.io)

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336044](http://connells.co.uk/Property/WVH336044)**



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