



Broad Lane, Essington  
Wolverhampton, WV11 2RG

**£540,000**

Elegant Detached Residence with Expansive Garden & Versatile Living A beautifully presented four-bedroom detached dormer bungalow, offering generous and flexible accommodation, set within a substantial plot in a highly desirable residential location.

## Overview

This impressive home combines space, versatility and charm, making it perfectly suited to modern family living. Extending to approximately 1,964 sq ft, the property has been thoughtfully arranged to provide adaptable accommodation across two floors, ideal for both growing families and those seeking ground floor living with additional guest space above. Set behind a wide frontage with ample parking and a double garage, the property immediately conveys a sense of privacy and presence.

## Living Accommodation

At the heart of the home lies a bright and spacious lounge, featuring a characterful fireplace and large windows that flood the room with natural light, creating a warm and inviting atmosphere. To the rear, the property opens into a contemporary kitchen/dining room, beautifully proportioned and designed for both everyday living and entertaining. With sleek cabinetry, generous work surfaces and direct access to the garden, this space forms a natural hub of the home. A separate reception room/study provides valuable flexibility—perfect as a home office, snug, or additional sitting room. Bedrooms & Bathrooms The ground floor offers multiple well-sized bedrooms, allowing for adaptable use depending on lifestyle needs—whether as sleeping accommodation, guest rooms, or additional workspace.

The first floor is dedicated to a generous principal bedroom, benefiting from eaves storage and served by a well-appointed bathroom, creating a peaceful and private retreat. A modern family bathroom is also conveniently located on the ground floor.

## Outside Space

One of the standout features of this property is its exceptional rear garden. Extending across a generous plot, the garden is mainly laid to lawn and framed by mature trees and established hedging, offering a high degree of privacy and a tranquil outlook. A paved terrace provides an ideal setting for outdoor dining and entertaining during the warmer months. To the front, a substantial driveway offers parking for multiple vehicles and leads to a double garage, enhancing both practicality and appeal. Lifestyle & Location The property is ideally positioned within a sought-after residential area, offering a balance of peaceful surroundings and convenient access to local amenities, reputable schools and transport links.

## Conclusion

This is a rare opportunity to acquire a spacious and highly versatile home on a generous plot, offering excellent potential to further enhance or personalise to suit individual tastes. A property of this nature combines immediate comfort with long-term potential—making it an ideal choice for discerning buyers.



**Porch**

**Hallway**

**Bedroom Two (Downstairs)**

**Bedroom Four (Downstairs)**

**Lounge**

**2nd Reception Room / Study**

**Bedroom Three (Downstairs)**

**Kitchen/Diner**

**First Floor Landing**

**Master bedroom**

**Bathroom**

**Bathroom (Downstairs)**

**Outside**

**Front garden**

**On and Off Driveway**

**Double Garage**

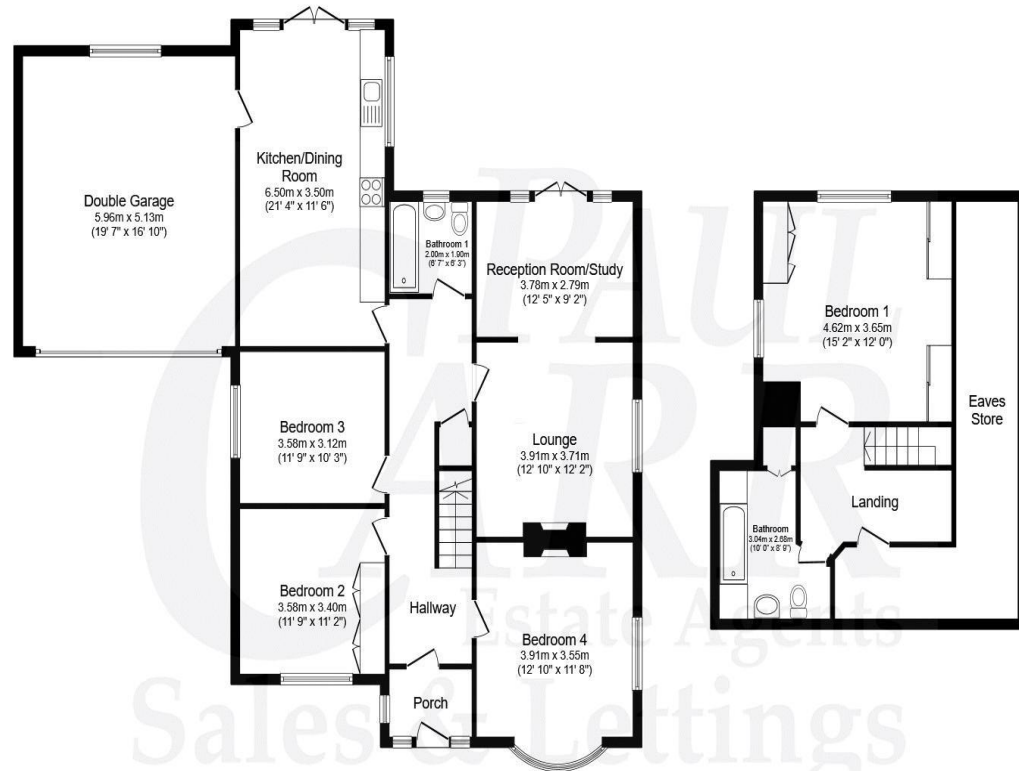
**Substantial Rear Garden**





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



**Ground Floor**  
 Floor area 143.8 sq.m. (1,548 sq.ft.)

**First Floor**  
 Floor area 38.7 sq.m. (417 sq.ft.)

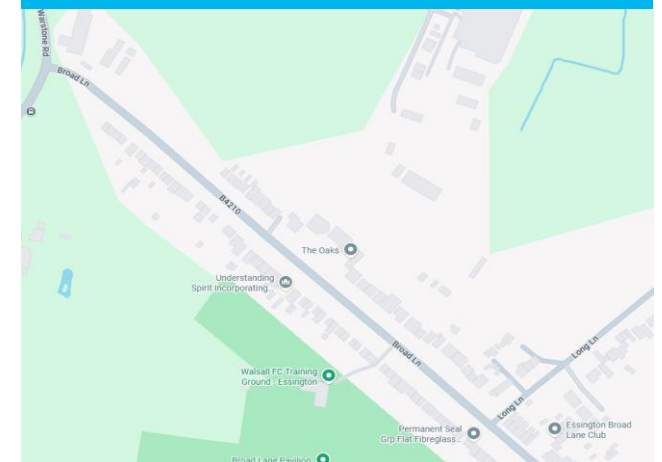
Total floor area: 182.5 sq.m. (1,964 sq.ft.)

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## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

## Map Location







### Agent's Note:

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