Broad Lane | Wolverhampton | WV11 2RG

Asking Price £425,000

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Summary

HEAVILY EXTENDED AND IMPROVEDDETACHED HOME**GENEROUS PLOT**MODERN FITTED KITCHEN DINER**MODERN FITTED FOUR PIECE SUITE BATHROOM**VILLAGE OF ESSINGTON**VIEWING ESSENTIAL**TWO RECEPTION ROOMS**

Webbs Estate Agents are delighted to present this extensively extended and improved detached house located on Broad Lane in the charming village of Essington, Wolverhampton. This property is ideally situated close to local amenities, making it a convenient choice for families and professionals alike.
As you approach the home, you will notice a spacious block-paved and gravelled driveway, providing ample parking for multiple vehicles. Upon entering, you are welcomed by an entrance porch that leads into a hallway. The ground floor features a modern fitted kitchen, perfect for culinary enthusiasts, alongside a front lounge that offers a comfortable space for relaxation. Additionally, there is a further lounge with patio doors that open onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.
The property also includes a separate WC and a store room, which was previously the garage, offering potential for further development or storage. Ascending to the first floor, you will find three generously sized double bedrooms, each providing a peaceful retreat. The stunning modern four-piece suite bathroom adds a touch of luxury to this family home.

Key Features

- EXTENDED AND IMPROVED DETACHED HOME
- TWO RECEPTION ROOMS
- STUNNING FOUR PIECE SUITE BATHROOM
- POPULAR VILLAGE OF ESSINGTON
- VIEWING ESSENTIAL
- GENEROUS PLOT
- CONVERTED GARAGE
- MODERN FITTED KITCHEN DINER
- BLOCK PAVED AND GRAVELLED DRIVE
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

Rooms and Dimensions

Entrance Porch

Hall
12'9" x 4'7" (3.91m x 1.40m)

Kitchen Diner
14'1" x 10'9" (4.31m x 3.30m)

Front Longe
17'0" x 10'11" (5.19m x 3.34m)

Second Reception Room
15'7" x 13'6" (4.75m x 4.12m)

Inner Lobby
5'6" x 2'9" (1.68m x 0.84m)

Guest WC
5'5" x 2'10" (1.66m x 0.88m)

Store Room
30'7" x 3'5" (9.34m x 1.05m)

First Floor Landing

Bedroom One
14'4" x 13'8" (4.39m x 4.19m)

Bedroom Two
12'1" x 10'11" (3.69m x 3.33m)

Bedroom Three
11'5" x 9'0" (3.48m x 2.76m)

Family Bathroom
13'7" x 8'2" (4.16m x 2.50m)

Identification Checks B

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Approximate total area(1)

140.3 m²

Reduced headroom

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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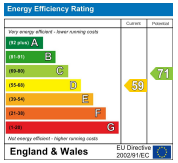

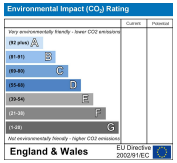

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