



**Connells**  
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**FOR SALE**

**Connells**

Silverwood  
Wombourne Wolverhampton



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this immaculately presented and modern four bedroom detached family home, perfectly situated on a private road in the highly sought-after area of Wombourne, offered with no onward chain.

The accommodation features an inviting entrance hallway leading to a convenient ground floor WC, a spacious lounge, a stylish dining room, a dedicated study room and a contemporary kitchen with a separate utility area.

Upstairs, you will find four generously sized bedrooms, including two en-suite shower rooms and a family bathroom.

Outside, the property boasts off-road parking and a double garage for additional parking space or storage opportunities. To the rear is a delightful garden with an artificial lawn, making it an ideal family retreat.

Viewings are highly recommended to appreciate all that this exceptional home has to offer!

## Location And Area

Situated in the popular area of Wombourne with an abundance of local shopping, schools, dentists, doctors and many others.

## Approach

Set back from the roadside on a private road with access to the off road parking, double garage and access to the main accommodation.

## Entrance Hallway

Radiator, stairs to first floor, doors to the study, ground floor wc, lounge, dining room and kitchen.

## Lounge

15' 7" x 13' 5" ( 4.75m x 4.09m )

Double glazed window to front, electric fireplace, radiator, three wall lights and two ceiling light points.

## Dining Room

11' 2" x 13' 6" ( 3.40m x 4.11m )

French doors to rear garden, radiator, ceiling light point.

## Ground Floor Wc

Low flush wc, wall mounted wash hand basin, radiator, extractor fan, ceiling light point and double glazed window to side.

## Study

9' 8" x 9' ( 2.95m x 2.74m )

Double glazed window to front, radiator, ceiling light point, storage cupboard.

## Kitchen

13' 4" x 11' 9" ( 4.06m x 3.58m )

Matching wall and base units with composite sink and drainer with taps, integrated double oven and grill, fridge, freezer and dishwasher, five ring gas hob with extractor hood above, radiator, ceiling spotlights, double glazed window to rear, doors to hallway and utility.

## Utility

6' x 5' 9" ( 1.83m x 1.75m )

Plumbing point for washing machine, wall mounted boiler, stainless steel sink and drainer with mixer tap, ceiling light point, extractor fan, radiator, doors to kitchen and rear garden.

## First Floor Landing

Double glazed window to side, loft access, ceiling light point, radiator, airing cupboard housing a water tank.

## Bedroom One

13' 5" x 11' 6" ( 4.09m x 3.51m )

Double glazed window to front, two built in wardrobes, ceiling light point, radiator, and door to en-suite.

## En-Suite

Walk in shower cubicle, with monsoon shower and jets, vanity wash hand basin with heated towel rails, ceiling spotlights, partly tiled walls, extractor fan and double glazed window to side.

## Bedroom Two

12' 2" x 9' 6" ( 3.71m x 2.90m )

Double glazed window to rear, radiator, built in wardrobe, ceiling light point, double door to en-suite.

## En-Suite

Shower cubicle, low flush wc, wash hand basin unit, heated towel rail, ceiling spotlights, extractor fan, double glazed window to rear.

## Bedroom Three

12' 10" x 10' 1" ( 3.91m x 3.07m )

Double glazed window to front, radiator, ceiling light point.

## Bedroom Four

9' 4" x 8' 9" ( 2.84m x 2.67m )

Double glazed window to rear, radiator, ceiling light point, built in wardrobes.

## Bathroom

Panelled bath with shower attachment, vanity wash hand basin, wc, partly tile walls heated towel rail, ceiling spotlights, double glazed window to side and extractor fan.

## Outside Rear

Patio area with artificial lawn, outside tap point, gravelled area, outside socket point, lawn sitting on the hill.

## Double Garage

17' 8" x 17' 2" ( 5.38m x 5.23m )

Two double garage doors, door to side, fitted electric car charging point on the outside.

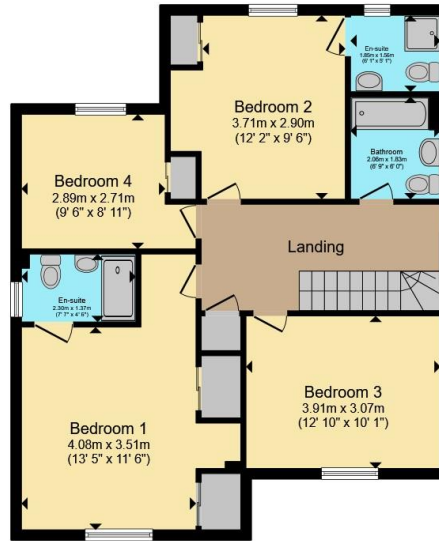




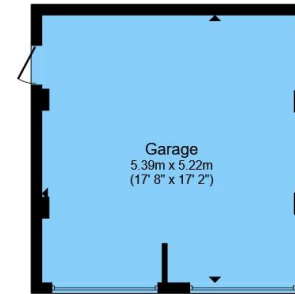




**Ground Floor**



**First Floor**



**Garage**

Total floor area 180.6 m<sup>2</sup> (1,944 sq.ft.) approx

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EPC Rating: C Council Tax Band: F

Tenure: Freehold

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