



LEE COOKE

Griffiths Drive, Wednesfield, Wolverhampton

Offers In Region Of £210,000

LEE COOKE
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Griffiths Drive, Wednesfield, Wolverhampton

Lee Cooke Estate Agency Group presents this beautiful show home styled semi-detached home, situated on the ever popular Ashmore Park Estate.

Externally, the property benefits from off-road parking to the front and a pleasant rear garden with patio area. Internally, the accommodation briefly comprises an entrance porch, entrance hall, spacious lounge/diner with feature fireplace, a wonderful fitted kitchen and a versatile **ground floor home office/utility room**.

To the first floor there are two well-proportioned bedrooms, a fitted family bathroom, and access to a **large attic space (IDEAL FOR CONVERSION SUBJECT TO RELEVANT PERMISSIONS)**.

Viewing is highly recommended to fully appreciate the internal condition and decor of this wonderful home. For further details, please contact Lee Cooke Estate Agency Group today.

Location & Area

Situated on the ever-popular Ashmore Park Estate within the area of Wednesfield, the property is ideally positioned for local amenities. Ashmore Park and Wednesfield both offer a fantastic selection of local shops, doctors, dentists, public houses and eateries. Further sought-after shopping facilities can be found within Wednesfield town centre, with Bentley Bridge Retail Park nearby.

New Cross Hospital, Wolverhampton City Centre, and excellent transport links including the M54 and M6 motorways are all conveniently located within close proximity.





Entrance Porch

Double glazed door and windows to front, tiled flooring and door leading into the entrance hall.

Entrance Hall

Stairs to first floor landing with under-stairs storage cupboard, laminate flooring, internal oak doors, smoke alarm and central heating radiator.

Lounge Diner

20'3" x 11'0" maximum

Double glazed patio doors to rear garden, double glazed window to front, two central heating radiators, feature fitted fireplace with surround, laminate flooring and internal oak door.





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Kitchen

9'6" x 7'6"

Double glazed window overlooking rear garden, oak door to entrance hall and door to home office/utility. Fitted wall and base units with roll-top work surfaces, 1½ drainer sink unit, gas hob with oven and extractor, coving to ceiling and useful under-stairs storage.

Home Office / Utility

8'1" x 9'0"

A versatile room offering various usage options. Double glazed doors to both front and rear, plumbing for automatic washing machine and LVT flooring.

First Floor Landing

Double glazed window to side, doors to all rooms, smoke alarm, loft access and stairs to ground floor.

Bedroom One

14'0" x 10'8"

Double glazed window, central heating radiator, built-in wardrobe housing recently fitted Worcester combination boiler.

Bedroom Two

11'0" x 9'6"

Double glazed window to rear, central heating radiator.

Attic Space

17'5" x 8'3" (Restricted Head Height – Maximum Measurements)

Accessed via pull-down ladder, two double glazed skylights to rear and eaves storage. Currently used for storage but offers fantastic conversion potential subject to building regulations and professional advice.

Family Bathroom

Double glazed window to rear, fitted suite comprising panel bath with shower screen, low flush WC, pedestal wash basin, spotlights to ceiling, tiled flooring and walls, heated towel rail.

Front Garden

Brick-built boundary wall with printed concrete off-road parking.

Rear Garden

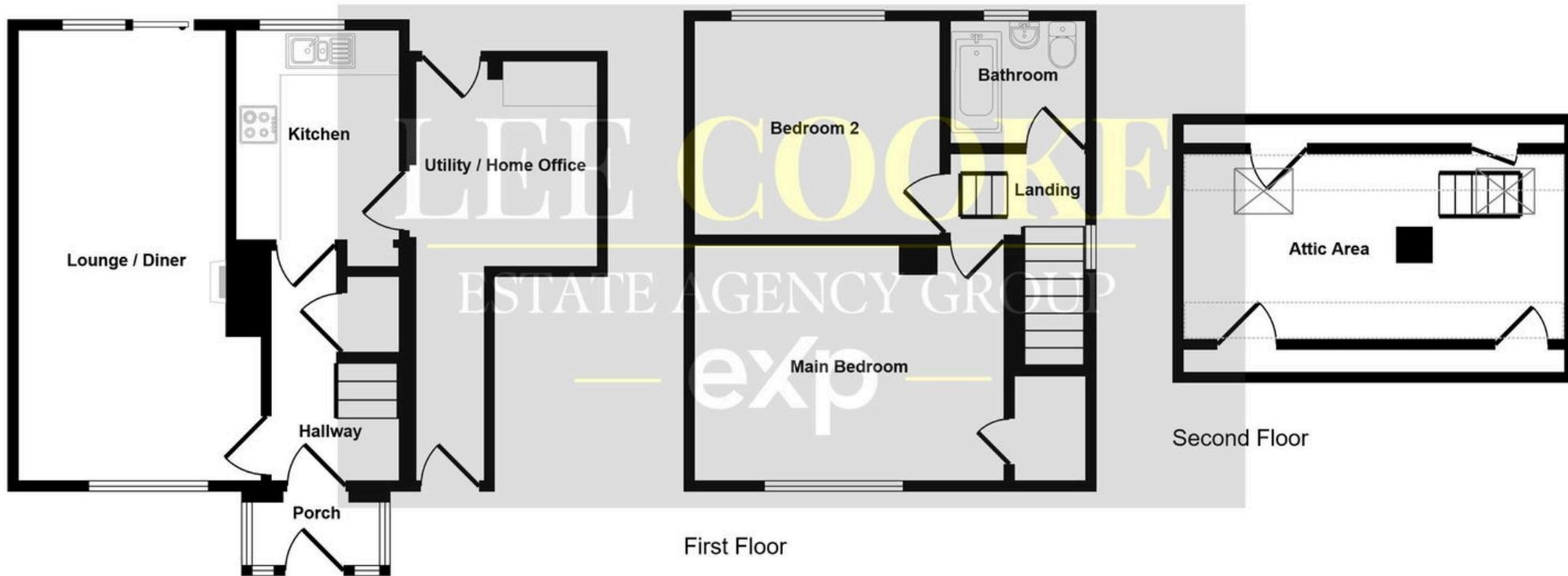
Paved patio area, lawn, panel fencing and external water tap.





Agents Comments:

Lee Cooke Estate Agency Group strongly recommend viewing to fully appreciate the internal condition and decor of this superb home.



Ground Floor

Denotes head height below 1.5m

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