



Wood Avenue, Off Amos Lane, Wednesfield, Wolverhampton

Offers In Region Of £240,000

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## Wood Avenue, Off Amos Lane, Wednesfield, Wolverhampton

**A Highly Deceptive and Extended Semi-Detached home situated on the popular Wood Avenue - Quote Property Ref LC1235**

**Lee Cooke Personal Estate Agents presents** this impressive and extended traditional semi-detached home, situated on the ever-popular Wood Avenue, conveniently positioned between Woodend Road and Amos Lane.

The property offers ample off-road parking to the front and a large rear garden.

Inside, there is a spacious lounge, a fitted kitchen/diner and a wonderful 17-foot rear family room (ideal for annex conversion potential subject to the relevant permissions.) With access to the large garage.

Upstairs, the first floor hosts three bedrooms, including a large master bedroom with a fitted family bathroom. There is also potential for a fourth bedroom conversion by partitioning the front right room, subject to the relevant permissions.





### **Entrance Hall**

Having a double glazed door to the front, providing access into the main lounge. Stairs lead to the first floor landing, with laminate flooring and a central heated radiator.

### **Lounge – 13'5" (into recess) x 11'8"**

Featuring a double glazed window to the front, central heated radiator, and traditional flooring. Doors lead to various internal rooms, with a feature recess area incorporating remote-control colour-changing lighting.

### **Kitchen/Diner – 17'0" x 6'9"**

A beautifully appointed space with a feature double glazed arch window overlooking the rear garden. French doors open into the family entertainment room, with a further door leading to the main lounge. The kitchen offers a selection of fitted wall and base units with roll-top work surfaces, a gas hob with oven and extractor, single drainer sink unit, plumbing for an automatic washing machine, tiled floor and part-tiled walls.





### **FAMILY ROOM – 17'3" x 10'8"**

PLEASE NOTE: This area requires viewing to fully appreciate its potential and conversion opportunities. There may be potential for annex conversion, including the garage area, subject to building regulations and professional advice. Currently featuring French doors leading into the kitchen/diner, double glazed French doors and a double glazed window overlooking the rear garden, spotlighted ceiling, central heated radiator, and access to the garage area.

### **First Floor Landing**

Having stairs leading to the ground floor, loft access with pull-down ladders and part floor boarding, and doors leading to various rooms.

### **BEDROOM ONE – 16'0" x 9'3"**

Double glazed windows to both front and rear, and a central heated radiator. THIS AREA MAY HAVE CONVERSION POTENTIAL INTO TWO ROOMS and would require an internal stud wall and further advice before confirming. Door leading to the first floor landing.



### **Bedroom Two – 17'0" (into wardrobes) x 9'8"**

Double glazed window to front, door to landing, and central heated radiator.

### **Bedroom Three – 9'0" x 9'2"**

Double glazed window to rear, central heated radiator, and door to landing.

### **Family Bathroom**

Comprising a panelled bath with fitted shower and screen, low flush WC, pedestal wash basin, part-tiled walls, and double glazed window to rear. Door leading to the first floor landing.



### **Front Garden**

Having block-paved off-road parking to the front with bordering hedge and wall, complemented by wall lighting.

### **Rear Garden**

A particularly large rear garden with a lawned area, paved patio, trees, plants, and shrubs. Features include an external water tap, BBQ area, and a spacious entertaining decked area – ideal for families and outdoor gatherings.

### **Garage – 19'0" x 9'7"**

Having a remote-control roller shutter entry to the front, Worcester wall-mounted boiler, and door leading directly to the family room.

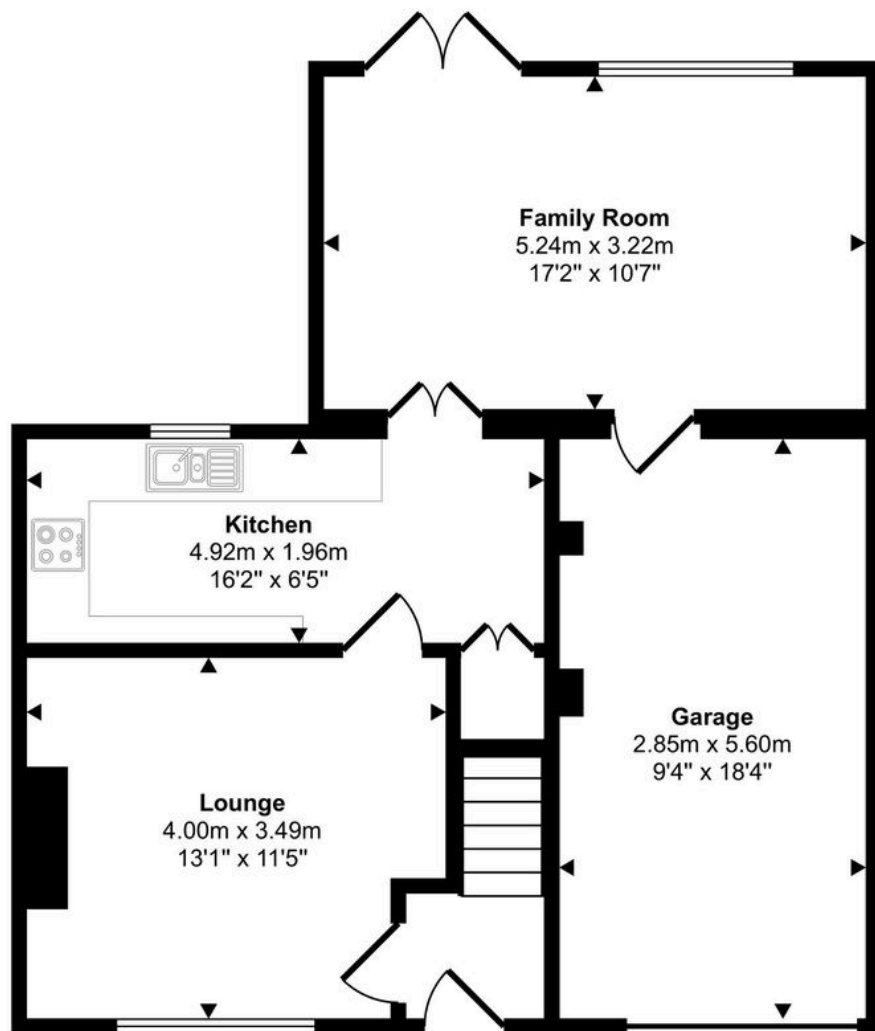




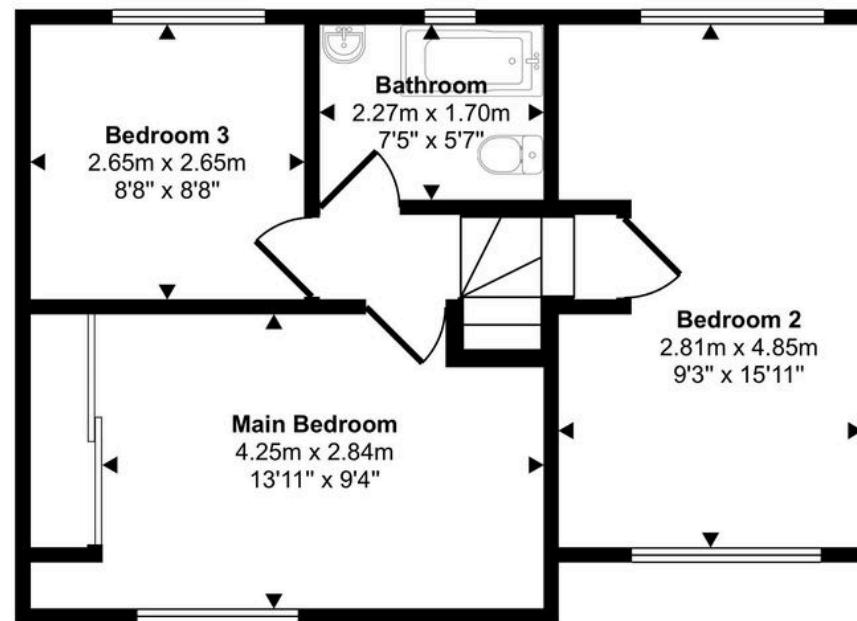
### Agents Note

The property is classed as a three-bedroom extended semi-detached home. However, there may be potential for a ground floor annex conversion or first floor bedroom division into two rooms, which would require internal stud wall construction, builders' advice, and building regulations approval before confirming.

Approx Gross Internal Area  
106 sq m / 1138 sq ft



Ground Floor  
Approx 63 sq m / 682 sq ft



First Floor  
Approx 42 sq m / 456 sq ft

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