



**LEE COOKE**  
ESTATE AGENCY GROUP

Turnstone Drive, Featherstone, Wolverhampton, WV10 7TA

Offers In Region Of £250,000

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## Turnstone Drive, Featherstone, Wolverhampton, WV10 7TA

Lee Cooke Estate Agency Group presents a chain-free, modern semi-detached home offering flexible living accommodation with 3/4 bedrooms which includes 2 ground floor areas ideal for guest bedroom 4 and a home office ( STP)

Upon entry, you are welcomed into an inviting entrance porch, leading to a flexible array of ground floor rooms. The expansive lounge flows effortlessly into an entertainment family area, complete with an internal drinks bar, creating an ideal setting for relaxation and hosting. A fitted kitchen, the key feature of this home is the ground floor study area, adjacent to a versatile room that could serve as a fourth bedroom or adaptable living space, offering excellent potential for various needs. (STRP) THIS AREA HAS POTENTIAL FOR GROUND FLOOR ANEX STYLE ACCOMMODATION AGAIN STP).

The first floor comprises three comfortable bedrooms, a dressing area and a well-appointed shower room.

**For further details to book a viewing or for a free selling valuation PLEASE CONTACT LEE COOKE ESTATE AGENTS GROUP TODAY.**

### Location & Area

This location offers excellent commuting access to both the M54 and M6 motorways. Residents benefit from a doctors' surgery and a selection of local shops in Featherstone, with further comprehensive shopping, medical facilities, dental practices, and a variety of public houses and eateries available in nearby Penkridge, Cannock, Wolverhampton, and Wednesfield shopping centres.





## Entrance Porch

Features double-glazed, French doors to the front access and internal doors leading to various rooms.

## Entrance Hall

Accessed via a double-glazed door from the porch, with stairs ascending to the first-floor landing, a central heated radiator, and doors to various ground floor rooms.

## Lounge

14'3" x 10' max

A bright space with a double-glazed window to the front, an opening leading into the family entertainment room, door leading into entrance hall, and a central heated radiator.





## Family Entertainment Room

18' x 13'2" max

Seamlessly joining the lounge, this area features double-glazed patio doors to the rear, an opening to the kitchen, a dedicated entertainment bar area, a storage cupboard, and a central heated radiator.

## Kitchen

9'6" x 8'2" max

Equipped with a double-glazed window to the rear, an opening leading into the family entertainment room, a selection of wall and base units with square-edge worktops, a one and a half drainer sink unit, tiled flooring, and a gas hob with an oven and extractor.

## Ground Floor Study / Home Office

11'4" x 7'3" max

With internal doors to various rooms and a central heated radiator.



## Ground Floor Guest Bedroom Four / Various Usage Room

14'7" x 7'3" max

Please note this area is situated on the ground floor and may have potential for a guest bedroom four or various usage rooms please take advice before confirming the usage of this area.

Having a double glazed window to front, central heated radiator, door to hall, and door leading into the home office / study.

## Guest WC

Comprising a low-flush toilet, a pedestal wash basin, and a door leading to the rear garden area.



## First Floor Landing

Provides access to two loft spaces, a double-glazed window to the side, stairs returning to the ground floor, and doors to all first-floor rooms.

## Bedroom One

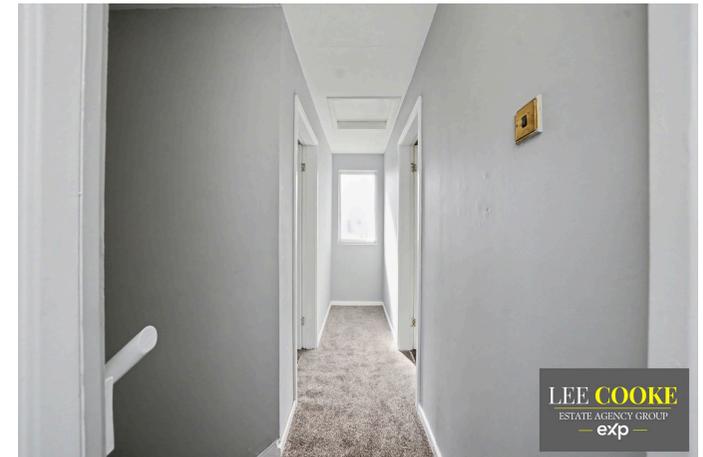
12'6" x 11'2" max

Features two double-glazed windows to the front, an archway leading into the dressing area, door to first floor landing, and a central heated radiator.

## Dressing Area

9'3" into wardrobe x 7' max

With a double-glazed window to the rear, a central heated radiator, an archway leading into bedroom one, and built-in wardrobes.





## Bedroom Two

16'5" x 7'4" max

Includes a double-glazed window to the rear, built-in wardrobes, a central heated radiator, and a door to the landing.

## Bedroom Three

12'1" x 7'5" max

Features a double-glazed window to the front, a central heated radiator, and a door to the landing.

## Shower Room

Comprising a double-glazed window to the rear, a walk-in shower area, a low-flush toilet, a wash basin, and door to the landing.



## Front Garden

Features a fenced garden area with an external water tap and ample off-road parking.

## Rear Garden

A low-maintenance rear garden with external seating, a water tap, and a block-paved low maintenance area.

## Detached Entertainment Area

A detached family entertainment bar area with a canopy and an opening leading into the rear garden.



Agents Notes - Please note the property offers flexible living accommodation with three first floor bedrooms, and one ground floor potential guest bedroom four with further adjoining study / home office. Please take surveyors and solicitors advise before confirming the usage of these rooms.

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- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)
- Surveys – Removals – Trades are also available (with our partners)

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