

Connells

St. Annes Vicarage Ann Street
Willenhall

St. Annes Vicarage Ann Street
Willenhall WV13 1EN

for sale offers in the region of
£475,000







Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious and versatile five-bedroom family home, offered with NO ONWARD CHAIN and occupying a prominent position on Ann Street, adjoining St Anne's Parish in the heart of Willenhall.

This substantial property presents a fantastic opportunity for growing families or investors, with the potential to be utilised as two separate flats, subject to any necessary consents and regulations. Internally the ground floor accommodation briefly comprises a welcoming two entrance hallways, fitted kitchen, utility room, spacious lounge, bathroom, two bedrooms and a separate dining room which could easily be utilised as an additional bedroom, providing flexible living arrangements to suit a variety of needs.

To the first floor, the property continues to impress with a further kitchen, lounge, two well-proportioned bedrooms, family bathroom and separate wc, creating an ideal layout for independent living or rental potential. Externally, the property benefits from ample off-road parking to the front for several vehicles, whilst to the rear is a low-maintenance enclosed garden, ideal for relaxing and entertaining. Further enhancing its appeal, the property still offers significant scope for extension and further development, subject to obtaining the necessary planning permissions.

Approach

Set back from the roadside behind gated access leading to the large driveway for several vehicles with access to the main accommodation with two access points.

Entrance Hall

Door to front, two central heating radiators, storage cupboard, three ceiling light points.

Kitchen

14' 10" max x 10' max (4.52m max x 3.05m max)

Matching wall and base units with stainless steel sink and drainer with double sink, mixer tap, part tiled walls, integrated oven, gas hob, plumbing for washing machine, ceiling light point, central heating radiator, pantry cupboard, double glazed window to rear, door leading to hallway, utility and dining room/potential Bedroom.

Utility

7' x 6' (2.13m x 1.83m)

Double glazed window to side, part tiled walls, central heating radiator, ceiling light point, Belfast sink, door to rear garden and kitchen.

Dining Room/ Potential Bed

14' x 13' (4.27m x 3.96m)

Double glazed window to rear, central heating radiator, ceiling light point, door to entrance hall and kitchen.

Lounge

22' max x 13' into chimney breast (6.71m max x 3.96m into chimney breast)

Double glazed windows to rear and side, two central heating radiator, two ceiling points, gas fireplace.

Ground Floor Bathroom

L shaped bath with shower over, low flush wc, wash hand basin, tiled walls, ceiling light point, central heating radiator, extractor fan, double glazed window to side.

Bedroom One

14' into recess x 10' 11" (4.27m into recess x 3.33m)

Double glazed window to side, ceiling light point, central heating radiator.

Bedroom Two

21' x 8' 11" (6.40m x 2.72m)

Double glazed window to side, two ceiling light points, two central heating radiators.

First Floor Landing

Double glazed window to front, central heating radiator, ceiling light point, storage cupboard housing wall mounted boiler, doors to various rooms.

Lounge

13' x 12' (3.96m x 3.66m)

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

First Floor Kitchen

9' 10" x 7' 11" (3.00m x 2.41m)

Matching wall and base units with one and half stainless steel sink and drainer with mixer taps, part tiled walls, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, ceiling light point, central heating radiator, double glazed window to side.

Bedroom Three

14' x 11' to wardrobe (4.27m x 3.35m to wardrobe)

Double glazed window to rear, two ceiling light points, central heating radiator, built-in wardrobe.

Bedroom Four

12' 10" x 10' (3.91m x 3.05m)

Double glazed window to rear, ceiling light point, central heating radiator, loft access, fitted wardrobes.

Bathroom

L shaped bath with shower over, low flush wc, wash hand basin, tiled walls, ceiling light point, central heating radiator, double glazed window to side.

Separate Wc

Low flush wc, wash hand basin, ceiling light point, central heating radiator, tiled walls, double glazed window to front.

Outside Rear

Paving, artificial lawn with timber decking beneath, two storage cupboards with meters, outside tap point, side gate, two summerhouses, mature trees.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



















Ground Floor **First Floor**

Total floor area 211.0 m² (2,271 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Council Tax Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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