



LEE COOKE
ESTATE AGENCY GROUP

31 Stubby Lane Off Broad Lane South Wednesfield Wolverhampton WV11 3NL

£270,000

LEE COOKE
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31 Stubby Lane Off Broad Lane South Wednesfield Wolverhampton WV11 3NL

Lee Cooke estate agency group presents this wonderful semi-detached bungalow, ideally situated in a sought-after location close to Broad Lane South, offering comfortable and convenient living.

This charming home welcomes you with ample block paved off-road parking to the front, ensuring ease of access. The property boasts a well maintained rear garden, complete with a delightful decked area, perfect for outdoor relaxation and entertaining.

Step inside to an inviting entrance porch leading into a well-appointed entrance hall. The spacious lounge provides a comfortable living area, while two well-proportioned bedrooms offer peaceful retreats. The fitted breakfast kitchen, featuring a separate sitting area and a useful utility space, caters to all your culinary needs. A large feature rear conservatory extends the living space, seamlessly connecting the indoors with the pleasant rear garden.

Location & Area

Located on the popular Stubby Lane, with excellent links to the highly desirable Broad Lane South area. Residents benefit from a superb array of local shops, doctors' surgeries, dental practices, public houses, and eateries within easy reach. Excellent bus routes provide convenient transport to Wednesfield and Willenhall shopping centres. The Bentley Bridge Retail Park is also close by, along with New Cross Hospital and accessible connections to the Black Country Route, M54, and M6 motorways.





Front Garden

Boasting ample block paved off-road parking to the front.

Entrance Porch

Accessed via double glazed French doors to the front, with a double glazed door opening into the entrance hall.

Entrance Hall

Featuring ceiling air ventilation, oak flooring, doors leading to various rooms, loft access, and a central heated radiator.





Lounge

(3.36m x 4.88 m (into recess))

A spacious reception room with a double glazed bay window to the front, attractive oak flooring, a central heated radiator, and a decorative fire surround.

Breakfast Kitchen

(2.16m x 3.52m)

Equipped with a double glazed window to the front, a comprehensive range of fitted wall and base units with roll top work surfaces, integrated unit lighting, a gas hob with oven and extractor, a ceramic sink, and a central heated radiator.

Sitting Area

(1.75m x 3.57m)

This versatile space features a double glazed door for front access and a door leading to the utility area, offering various usage options, including additional storage. The room benefits from a tiled floor.



Utility

(1.83m x 1.89m)

Conveniently located at the rear of the property, with a door providing rear access, and plumbing for an automatic washing machine.

Conservatory

(17'8" x 9'4" max)

A generously sized conservatory overlooking the rear garden, featuring double glazed French doors to the side, double glazed windows to the rear, and double glazed patio doors leading into Bedroom 2. Includes a tiled floor and a central heated radiator.

Bedroom 1

(3.35m x 3.97m)

A comfortable main bedroom with a double glazed window to the rear, oak flooring, and a central heated radiator.



Bedroom 2

(3.36m x 2.74m)

Featuring double glazed patio doors leading into the conservatory, and built-in wardrobes.

Shower Room

A modern shower room comprising a walk-in shower, a stylish wall-mounted wash basin set in a vanity unit, and a low flush toilet. The room benefits from part feature panelled walls, a double glazed window to the side, and a central heated radiator.

Rear Garden

A spacious rear garden featuring a lawned area, a storage shed, a delightful entertainment decked area, and a selection of mature trees, plants, and shrubs.





Services

Please confirm with your solicitor regarding the connected services to the property.

Fixtures and Fittings

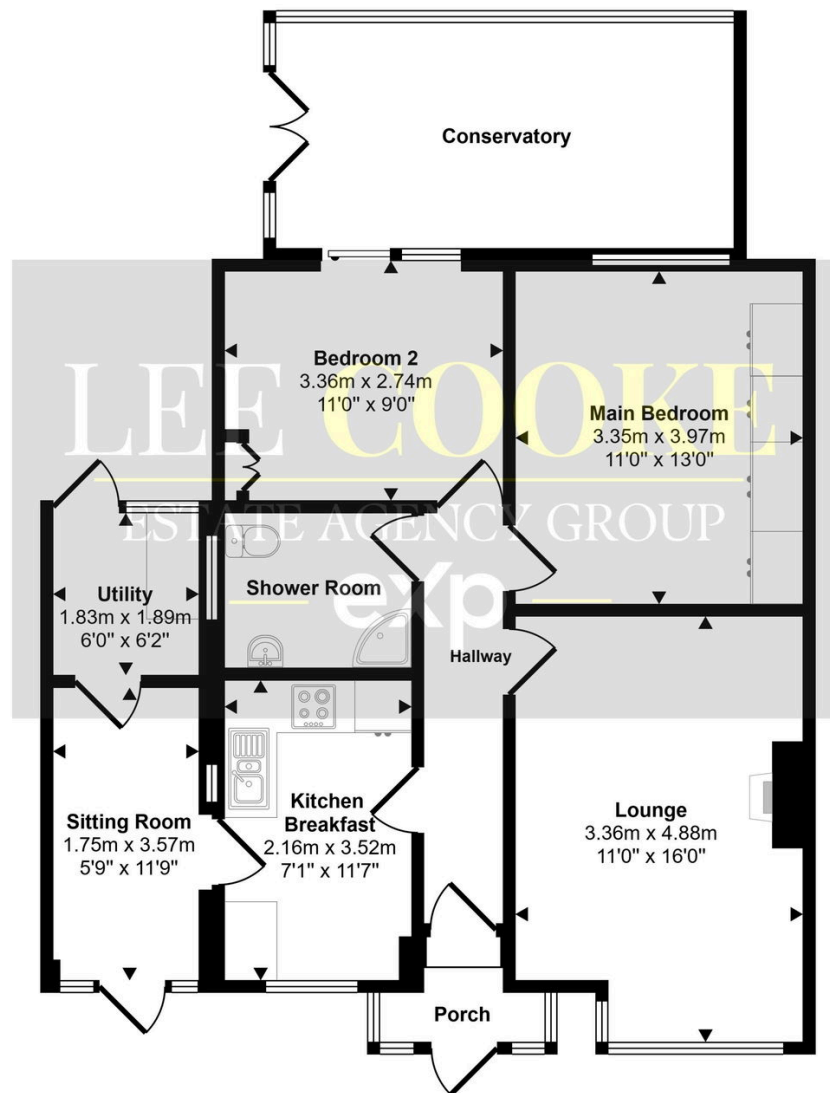
Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

Consumer Protection

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Floorplan

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