

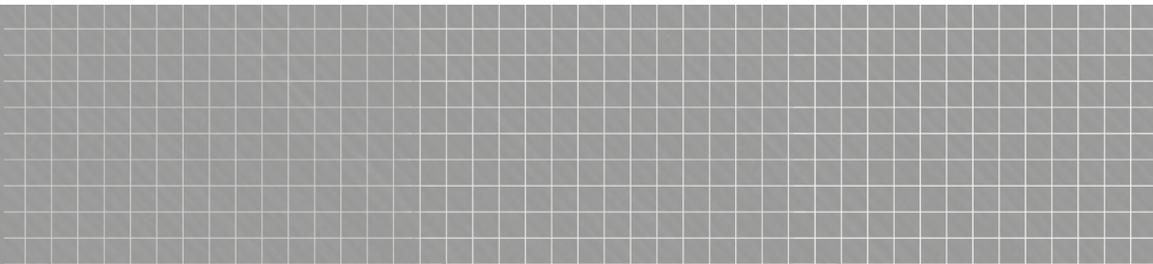


LEE COOKE

Ryton Close Near New Cross Wednesfield Wolverhampton WV10 0QN

Offers Over £195,000

Your Logo



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Lee Cooke Estate Agency Group presents this highly, **CHAIN FREE** semi-detached home, perfectly situated in a desirable cul-de-sac and offering excellent access to local amenities.

Externally, the property boasts ample off-street parking to the front and a delightful, easy-to-maintain rear garden with a paved patio area. Internally, the accommodation is well-proportioned, featuring an inviting entrance hall, a spacious lounge, a fitted kitchen, a convenient ground floor shower room, and a bright conservatory.

The first floor comprises two comfortable bedrooms, a further upstairs bathroom, and access to a generous attic space, offering fantastic potential for conversion (subject to the relevant planning permissions).

This home is ideally located for those seeking convenience, with New Cross Hospital and Bentley Bridge Retail Park just a short distance away. Viewing is highly recommended to fully appreciate the space and potential this property offers.

Location & Area

Nestled in Ryton Close, cul-de-sac, this property benefits from excellent transport links and is perfectly positioned for Wednesfield Shopping Centre, Bentley Bridge Retail Park, and New Cross Hospital. Highly regarded schools, doctors, dentists, local shops, and eateries are all within easy reach, enriching the local lifestyle.





Entrance Hall

Double glazed door providing front access, stairs leading to the first floor landing, access to the lounge, laminate flooring, and central heated radiator.

Lounge

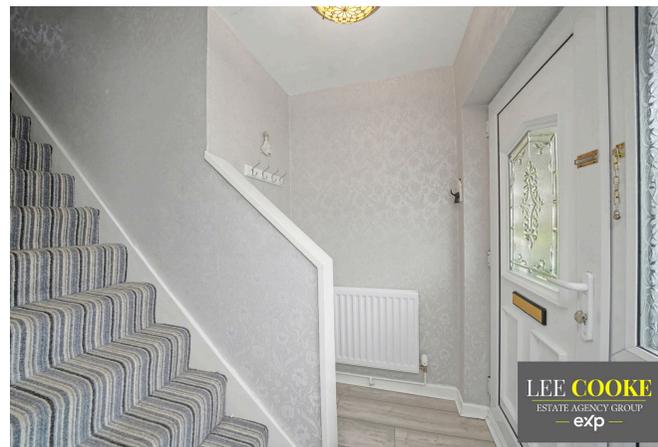
17' x 9'8" max

Featuring double glazed French doors opening into the conservatory, a double glazed window to the front, access to the kitchen and hall, and two central heated radiators. This spacious room provides a comfortable living area.

Kitchen

12' x 8'9" max

Equipped with a double glazed window overlooking the rear garden, a range of fitted wall and base units with roll-top work surfaces, plumbing for a washing machine, a single drainer sink unit, gas hob with oven and extractor, and ceiling spotlights. This well-appointed kitchen offers practical functionality.





Conservatory

10' x 9' max

A bright addition, with double glazed French doors connecting to the lounge and further double glazed French doors leading to the rear garden. Double glazed windows overlook the garden, complemented by a feature wall-mounted radiator and tiled flooring, creating a versatile extra reception space.

Ground Floor Shower Room

Featuring a double glazed window to the side, a wet room style shower, a low flush toilet, a pedestal wash basin, heated towel rail, and an extractor fan, providing convenience on the ground floor.

First Floor Landing

Includes stairs to the ground floor, a smoke alarm, airing cupboard, loft access, and doors leading to all first-floor rooms.



Bedroom One

17' x 9' (into wardrobes)

This spacious bedroom has potential to be reconfigured into two bedrooms, subject to relevant permissions. It features a double glazed window to the front and another to the rear, a central heated radiator, and access from the first-floor landing.

Bedroom Two

11'1" (into wardrobes) x 9'9"

Benefits from a double glazed window to the front, a central heated radiator, access from the landing, and a built-in wardrobe with additional fitted storage.

First Floor Shower Room

Comprises a double glazed window to the rear, a walk-in shower area, a pedestal wash basin, a low flush toilet, an extractor fan, a central heated radiator, and ceiling spotlights. Accessible from the landing.



Separate WC

Features a low flush toilet, an extractor fan, and a central heated radiator. Accessible from the first-floor landing.

Front Garden

Offers tarmac ample off-road parking, with a gate providing side access to the rear garden.

Rear Garden

A pleasant outdoor space featuring a patio area, a lawned area, a gate for front access, an external water tap, and a storage shed.





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.

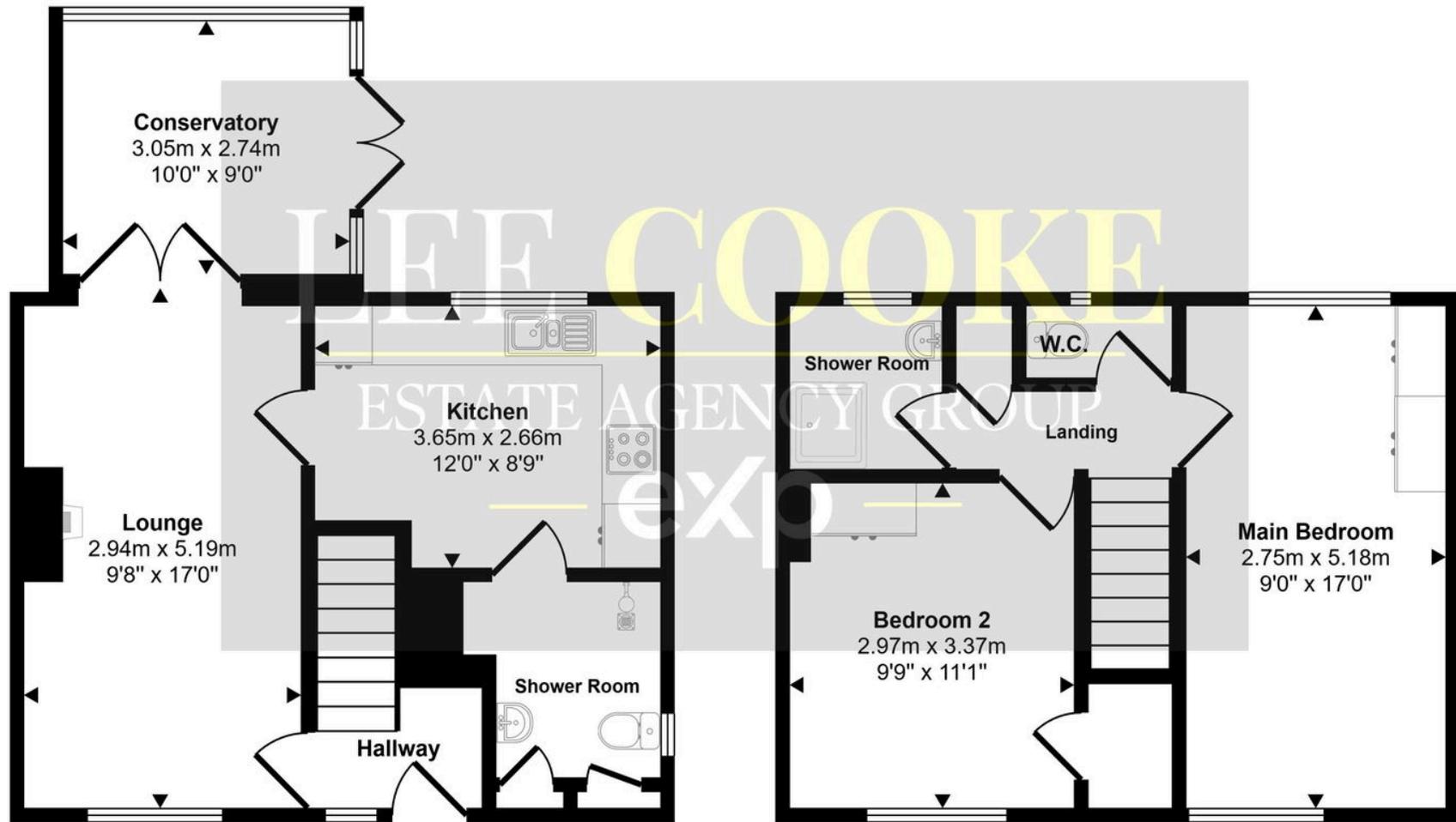
Consumer Protection

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Ground Floor

First Floor

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