



Rowan Drive, Essington
Wolverhampton, WV11 2DJ

Offers in the Region Of £465,000

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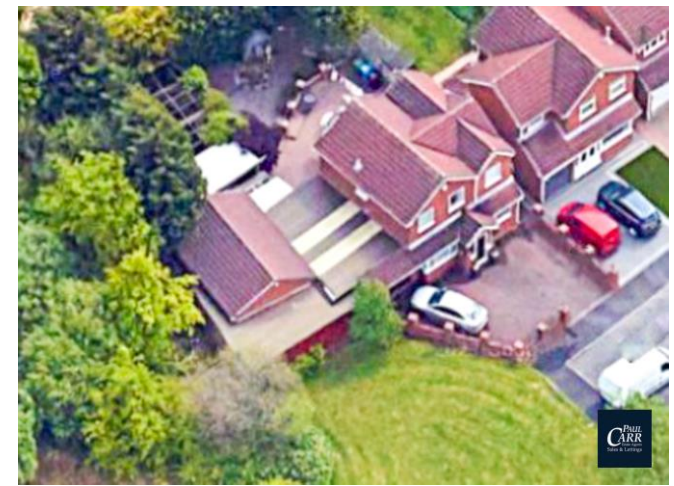


Welcome to Rowan Drive and this imposing detached family home set in the corner of a desirable cul-de-sac close to Essington Village. This spacious and much improved property offers ample living space coupled with the potential to create a self-contained annex in the garage/outbuildings (subject to relevant planning consent).

A front porch leads into a stylish living room with a walk-in bay window, media wall and stairs to the first floor. A second sitting room would make a perfect playroom or home office and leads through to the open-plan kitchen/diner, utility room and ground floor WC. Completing the ground floor layout is a conservatory overlooking the rear garden. Upstairs the property has **FOUR DOUBLE BEDROOMS** and a modern family bathroom. The main bedroom has fitted wardrobes and an ensuite shower room.

To the outside is a low maintenance and private rear garden with space for outside dining. A side gate leads to the front driveway ideal for parking large vehicles. To the side of the property is a detached garage with storage outbuildings, ideal for anyone looking to store vehicles or operate a business from home. This area could be converted for use as a self contained annex (subject to obtaining the relevant planning consent).

This fantastic property occupies an enviable corner plot in this quiet cul-de-sac and is located within easy reach of St Johns primary school, Essington Farm Shop, various facilities in Essington village and for commuters a the M6/M54 motorway network is a short drive. Contact Paul Carr Estate Agents for further details and to arrange an appointment to view!



Property Specification

Extended and Well Presented Family Home
Desirable Location Close to Essington Village
Good Sized Corner Plot Overlooking Open Fields
Close to Brownshore Lakes
Ample Off Road Parking



Porch

Living Room 5.05m (16'7") x 4.85m (15'11")

Office 4.82m (15'10") x 2.43m (8') max

Inner Hallway

Kitchen 4.91m (16'1") x 3.27m (10'9")

Utility 2.38m (7'10") x 1.93m (6'4")

WC

Conservatory

Cupboard

Landing

Bedroom 1 4.89m (16'1") max into cupboard x 3.91m (12'10") max

En-suite

Bedroom 2 3.25m (10'8") x 2.72m (8'11")

Bedroom 3 4.05m (13'3") x 2.22m (7'4")

Bedroom 4 4.07m (13'4") max x 2.60m (8'6")

Lean-to Garages

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 11th August 2025

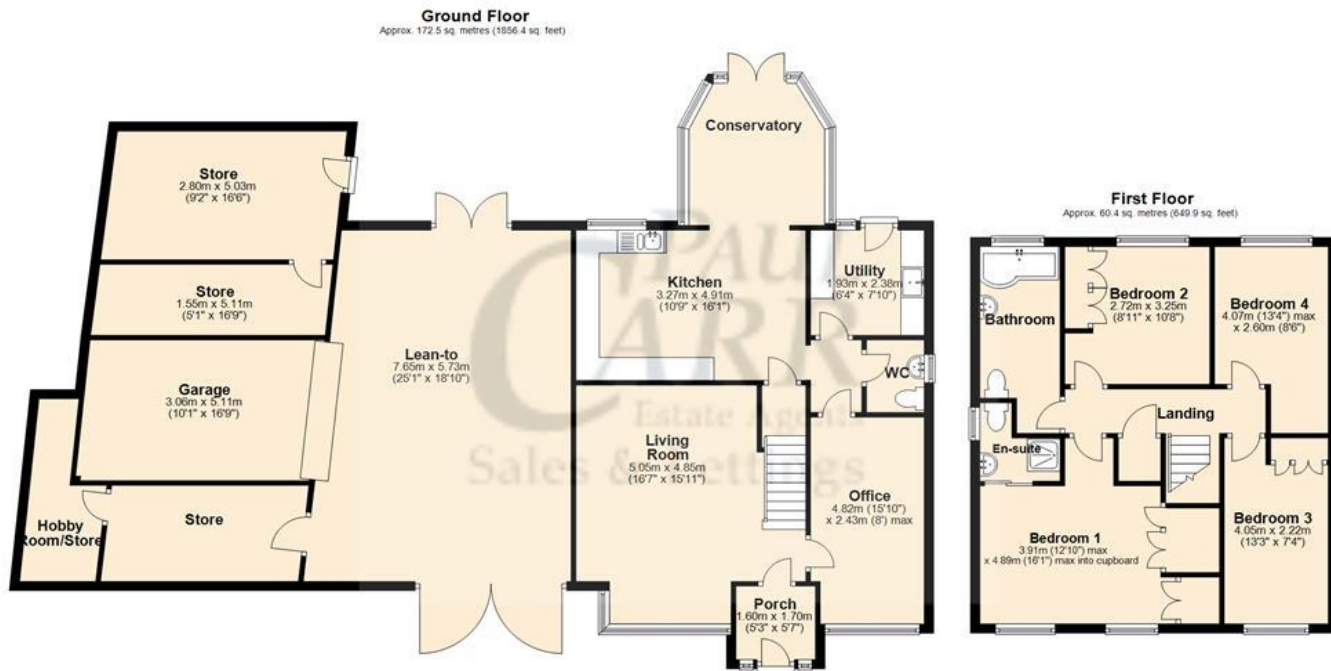
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

