



Connells
01802 710 170
FOR SALE

Connells

Orton Lane
Wombourne Wolverhampton

Orton Lane Wombourne Wolverhampton WV5 9AW

for sale offers over
£475,000



Property Description

Connells Wolverhampton are thrilled to bring to the market this immaculately presented and attractive four bedroom detached family property on the popular Orton Lane in Wombourne. Benefiting from being in immaculate show home condition throughout this property must be viewed in order to fully appreciate.

Internally the property comprises of an oak canopy to front leading to an entrance porch, large open plan living area with feature wood burner, staircase with feature glass balustrades, large entertainment style kitchen which has recently been install to an extremely high standard, spacious feature dining room and ground floor wc. Also on the ground floor there is a downstairs bedroom with an adjoining en-suite shower room. On the first floor there are three spacious bedrooms and a family bathroom.

Externally there is a large driveway to front which has been landscaped and provides ample off road parking, to the rear there is a highly landscaped rear garden with feature pond.

Location And Area

Situated in the popular area of Wombourne with an abundance of local shopping, schools, dentists, doctors and many others.

Oak Canopy

Double glazed door to entrance porch

Entrance Porch

Door to front, door to family lounge

Lounge

16' 9" x 15' 11" max (5.11m x 4.85m max)

Double glazed bay window to front, feature wood burner, wooden flooring, French doors to dining room, door to kitchen, door to downstairs bedroom one.

Bedroom One

12' 2" x 10' 2" = (3.71m x 3.10m =)

Double glazed window to front, radiator, door to en-suite

En-Suite

Shower in cubicle, low flush toilet, pedestal sink, door to bedroom.

Family Kitchen

18' 4" x 15' 6" max (5.59m x 4.72m max)

Double glazed window to rear, double glazed door to rear garden, range of stylish wall and base units with under counter lighting, integrated fridge freezer, Range cooker with extractor, feature overhead spotlights, wood effect roll top worksurfaces with upstands, boiler cupboard, inset sink, open to the dining room.

Dining Room

12' x 10' 1" max (3.66m x 3.07m max)

Double glazed sliding door to rear garden, French doors to lounge, radiator, feature spotlights, wall lights, wall mounted electric fire place, open to kitchen.

Ground Floor Wc

Low flush wc, vanity sink, door to kitchen.

First Floor Landing

Feature oak hand rail with glass panels, doors to various rooms, feature panelled wall, double glazed window to side.

Bedroom Two

12' 11" x 8' 11" max (3.94m x 2.72m max)

Double glazed bay window to front, fitted wardrobes, door to landing.

Bedroom Three

12' 4" x 11' 8" (3.76m x 3.56m)

Double glazed window to rear, radiator, fitted bedroom furniture, door to landing.

Bedroom Four

9' 6" x 8' 7" (2.90m x 2.62m)

Double glazed window to front, radiator, door to landing.

Family Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window to rear, door to landing.

Outside Front

Highly landscaped front driveway, tarmacked driveway surrounded by block paving with an additional gravelled parking area with rendered walls, lighting, sleeper style steps and a feature oak canopy.

Outside Rear

Indian sandstone paved patio area, feature fish pond, stairs past planter beds with feature lighting heading to a further garden area. Large and spacious garden area leading to an attractive tree canopy area.

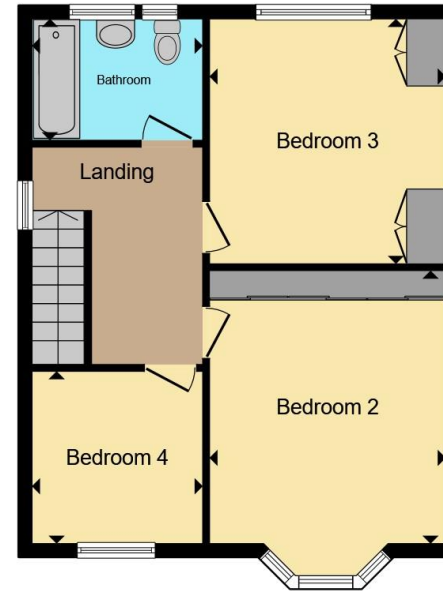








Ground Floor



First Floor

Total floor area 133.8 m² (1,441 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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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