28 Elmwood Avenue, Essington, Wolverhampton, Staffordshire. WV11 2DH

Internal inspection is essential in order to fully appreciate this impressive detached property which has been thoughtfully improved by the present owner and is in excellent order throughout. The guest cloaks and bathroom fittings are of a high quality and the fashionable breakfast kitchen benefits from a host of integrated appliances. It is situated on a private drive within one of South Staffordshire's most popular villages and there is easy access to the M54 and M6 motorway junctions. The ideal family accommodation briefly comprises, open plan living area, sitting room/home office, guest cloaks, breakfast kitchen, utility room, four bedrooms, en-suite shower romm to the main bedroom, family bathroom and detached garage (converted to garden room with additional storage space).

Asking Price £499,950 Freehold

FEATURES

- A Stunning Modern Detached Home
- Situated On A Quiet Private Drive Within A Popular South Staffordshire Village
- Viewing Strongly Recommended
- Excellent Order Throughout
- Ideal Family Accommodation
- High Quality Bathroom And Kitchen Fittings including built in appliances.
- Guest Cloaks
- Open Plan Breakfast Kitchen
- Utility Room
- Four Double Bedrooms
- Stylish En-Suite Shower Room And Family Bathroom.
- Detached Garage (converted to create garden room and useful storage space.).
- Solar Panels (We are advised by the owner this generates approximately £700 income per year).
- Parking for four family size vehicles.
- Fully Enclosed Private Rear Garden with Garden Room
- Freehold
- Council Tax Band E

ROOM DESCRIPTIONS

Open Plan Living And Entertaining Area

5.6m x 7.0m (18' 4" x 23' 0") max Composite front door with double glazed panel, Karndean flooring, down lighting, two radiators, feature fireplace with flame effect electric fire, window ovderlooking the front garden, French door leading to the rear garden, guest cloaks and open blustraded staircase with clever closet under.

Guest Cloaks

0.9m x 1.5m (2' 11" x 4' 11") Low flush wc, pedestal wash hand basin, laminate floor and Expelair extractor fan.

Sitting Room/ Home Office

3.1m x 2.5m (10' 2" x 8' 2") Window to front and radiator.

Breakfast Kitchen

5.3m x 2.6m (17' 5" x 8' 6") Fitted with a fashionable and attractive rang of wall and base cupboards having matching work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap, built in AEG double oven and microwave, separate electric induction hob with overhead extractor, built in dishwasher, integrated fridge and freezer, windows to rear and side, down lighting, ceramic tiled floor and French door to rear garden.

Utility Room

2.3m x 1.5m (7' 7" x 4' 11") Wall and base cupboards with matching work surfaces incorporating a stainless steel sink unit, and appliance space beneath, plumbing for washing machine, wall mounted central heating boiler, radiator and door to rear garden.

Stairs and Landing

Laminate flooring, airing cupboard and access to partly boarded loft space.

Bedroom 1

3.5m x 3.9m (11' 6" x 12' 10") Window to front, radiator and fitted wardrobes.

En-Suite Shower Room

2.2m x 1.4m (7' 3" x 4' 7") Shower enclosure with dual head mixer shower, wall- hung wash hand basin, low flush wc, wall tiling, laminate floor, down lighting and heated towel rail.

Bedroom 2

4.2m x 3.1m (13' 9" x 10' 2") Window to front and radiator.

Bedroom 3

3.1m x 3.0m (10' 2" x 9' 10") max Window to rear and radiator.

Bedroom 4

3.4m x 3.0m (11' 2" x 9' 10") max Window to rear and radiator.

Family Bathroom

2.1m x 1.8m (6' 11" x 5' 11") Being fully tiled to all exposed walls, ceramic tiled floor, heated towel rail, down lighting, panelled bath with mixer shower over and side screen, wall-hung wash hand basin and low flush wc.

Detached Garage

Part of the garage has been converted into a garden room and the remaining part provides useful storage space having up and over door, power points, light point and boarded loft space.

Garden Room

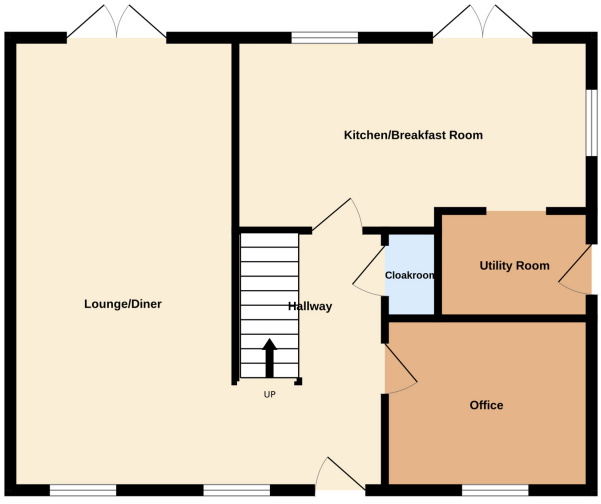
2.9m x 2.4m (9' 6" x 7' 10") Being ideal for outside entertaining and having window to rear, French doors to the rear garden, laminate floor, down lighting and power points

Outside

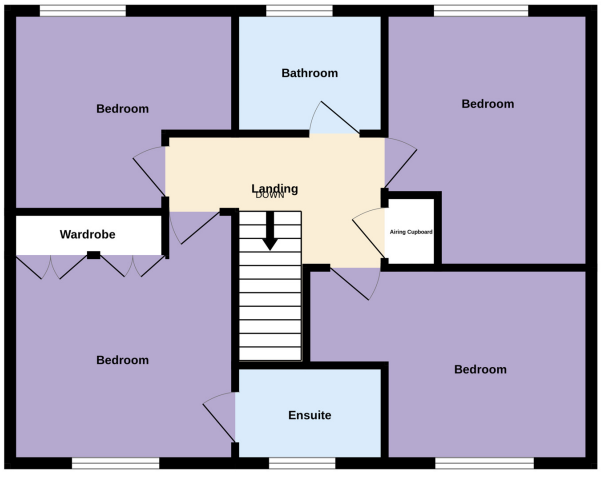
The long drive and parking area to the front of the property provide parking for four family size vehicles and a neat front lawn area is set behind a dwarf hedge. There is separate side access to the fully enclosed and private rear garden with patio, cold water tap, lawn area and having the benefit of the garden room it provides ideal outside space for entertaining.

FLOORPLAN & EPC

Ground Floor



1st Floor



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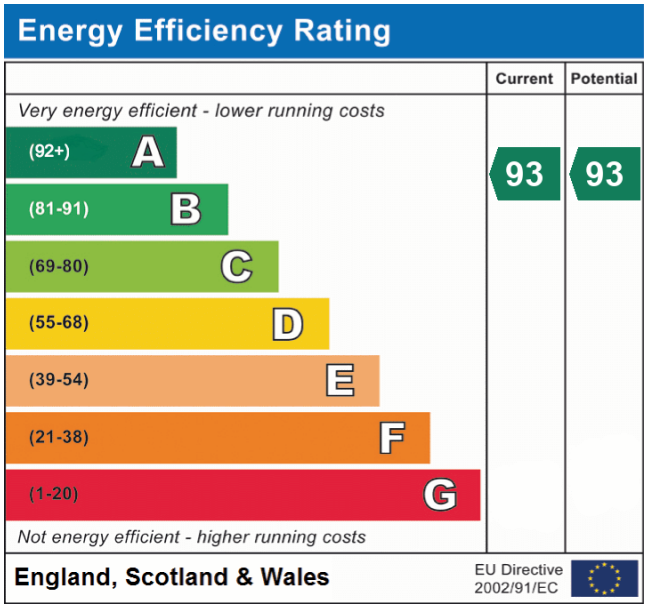

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