

Rees Page



386 Wood End Road, Wolverhampton, WV11 1YD

Situated to the northern edge of Wolverhampton/Wednesfield within a semi-rural location with open fields to the rear, yet convenient for local amenities and motorway access. This imposing detached period home commands viewing for full appreciation of its size and potential.

Set within spacious grounds, the property offers much scope for refurbishment, extension or maybe even redevelopment. Offers are invited for consideration.

Offers Around

£525,000



Entrance

Is made via a gated open porch with feature door into

Reception Hall

With understairs cupboard, coat cupboard, coving, wall lights, parquet floor and doors into

Living Room

23' 7" x 13' 5" (7.19m x 4.09m)

Having double glazed windows to the front and rear, feature fireplace, radiator, built-in window seats, ceiling and wall lights and further door to dining area.



Sitting Room

15' 10" x 12' 6" (4.83m x 3.81m)

Having a double glazed front bay window, ceiling and wall lights, plate rack, radiator and tiled fireplace with gas fire.

Dining Room

12' 6" x 11' 1" - min to chimney breast (3.81m x 3.38m)

Having a secondary glazed rear window, wood beam effect ceiling, ceiling light, radiator, brick fireplace with gas fire, opening into

Kitchen

12' 5" x 10' 10" (3.78m x 3.30m)

With a range of fitted wall and base units, roll edge work surfaces, tiled splashbacks, wood beam ceiling, integrated electric double oven and gas hob, ceiling lights, tiled floor, rear window and door to laundry room



Laundry Room

10' 10" x 7' 5" (3.30m x 2.26m)

With a Belfast sink, fitted cupboards, part-tiled walls, tiled floor, inner rear windows, radiator, ceiling light, doors to conservatory/WC/walk in cupboard, and garage.

WC

With a WC, bidet, tiled floor and walls, ceiling light and two windows.

Conservatory

13' 8" x 10' 10" (4.17m x 3.30m)

Brick and uPVC construction, with windows and doors to rear garden, ceiling light and fan, wall lights and tiled floor.



Garage

19' 0" x 14' 7" (5.79m x 4.45m)

With folding doors to the front, side window, strip lights, radiator, Worcester boiler and cupboard.

Stairs/Landing

Stairs rise from the hallway to a feature galleried first floor landing with decorative oak staircase, front leaded windows, wall lights and doors into

Bedroom One

11' 9" min to wardrobe doors x 12' 9" (3.58m x 3.89m)

Having a range of fitted wardrobes and storage. Ceiling light, coving, radiator and double glazed front windows.

Bedroom Two

14' 0" x 12' 6" (4.27m x 3.81m)

Having a ceiling light, coving, radiator, tiled open fireplace, double glazed front window, door into useful attic space - with skylight and in need of attention!

Bedroom Three

13' 9" x 12' 9" (4.19m x 3.89m)

Having a range of built in wardrobes and storage, ceiling and wall lights, coving, radiator and double glazed rear window.

Bedroom Four

11' 0" x 9' 3" (3.35m x 2.82m)

Having a ceiling light, coving, radiator and double glazed rear window.

Bathroom

9' 1" x 6' 0" (2.77m x 1.83m)

Having a bath with shower over, pedestal wash basin, radiator, built in cupboard, radiator, ceiling light, tiled walls and a double glazed rear window.

WC

With a ceiling light, WC an part-tiled walls, plus rear window.

Outside

The property is situated within extensive private grounds, with high hedgerow and electronic gates to the front, opening into a large lawn garden and driveway, plus access to both sides and further spacious lawn garden to rear with patio and views over open fields.

Location

The property is situated to the northern edge of Wolverhampton/Wednesfield, with a rural aspect to the rear with views over open countryside, yet convenient for a range of local amenities and access to Junction 1 of the M54 Motorway. From the motorway, turn onto the A460 and head south towards Wolverhampton. Left into Wood Hayes road and cross over into Wood End Road, follow for some distance and the property can be found on the left. For SATNAV please use the postcode WV11 1YD

NB

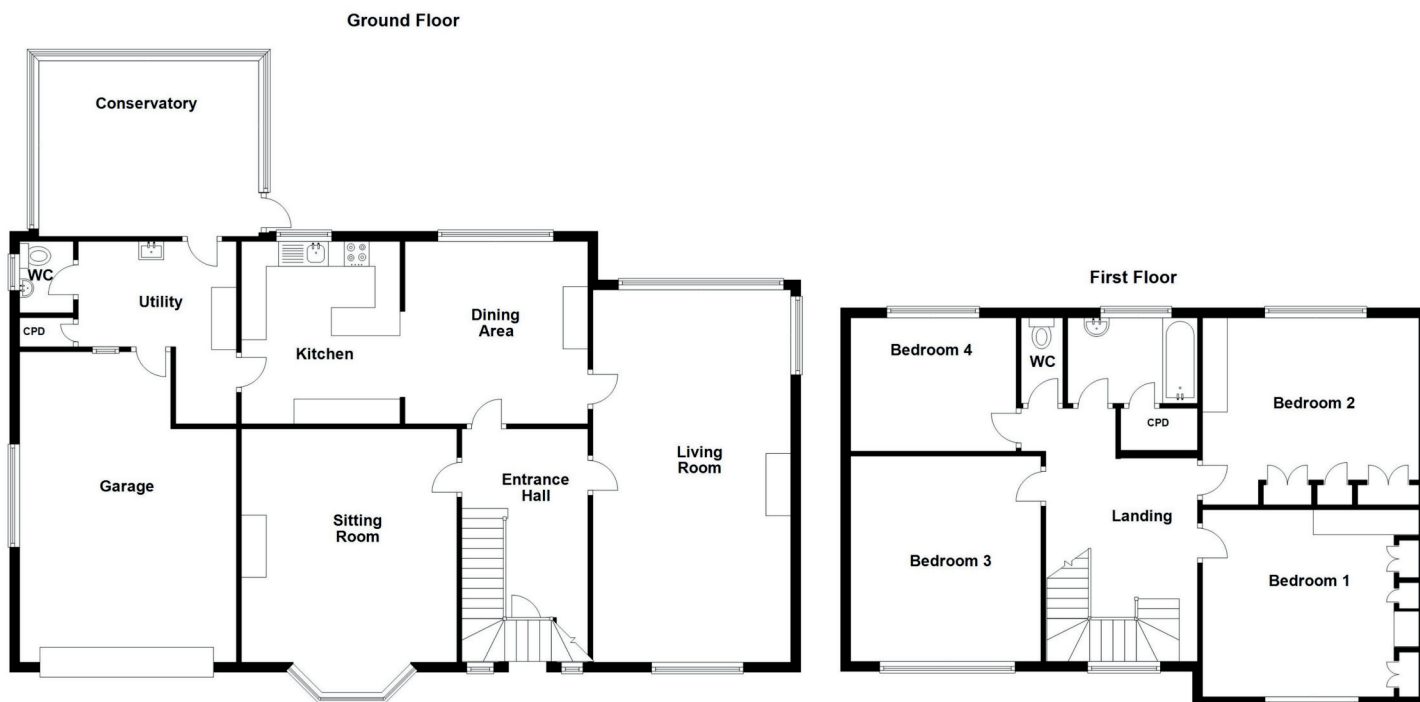
The property forms part of an Estate. Probate has been applied for. Curtains, carpets, blinds and light fittings will remain in situ as seen. Viewing is strictly by prior appointment.

Title - Freehold

Council Tax Band - Wolverhampton G

EPC Rating - D





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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