



## Philcroft Lea, Hobnock Road, Essington, Wolverhampton, Staffordshire. WV11 2RF

A spacious semi detached home situated at the heart of a popular and most desirable South Staffordshire village. It is ideally located for the M54 and M6 motorways giving easy access to the main centres of the West Midlands and Shropshire and although in need of some updating it offers ideal family accommodation at a very affordable price. The property briefly comprises, storm porch, reception hall, lounge, dining room, conservatory, breakfast kitchen, ground floor wc, workshop, three bedrooms, converted loft space, bathroom, separate wc and garage.

**Asking Price £280,000 Freehold**



## FEATURES

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- Substantial Semi Detached Home
- No Chain
- Updating And Modernisation Required
- Ideal Family Accommodation
- Situated In A Popular And Sought After Village
- Extensive Frontage And Large Private Rear Garden
- Three Bedrooms
- Ground Floor WC
- Workshop
- Garage
- Converted Loft Space
- Freehold
- Council Tax Band C



## ROOM DESCRIPTIONS

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### Storm Porch

UPVC double glazed door with matching side panels, light point and laminate floor.

### Reception Hall

Original front door with leaded lights and stained glass, wall light points, laminate floor and stairs leading to the first floor.

### Lounge

3.3m x 4.2m (10' 10" x 13' 9") Bay window to front, radiator and feature fireplace with fitted gas fire.

### Dining Room

3.3m x 3.4m (10' 10" x 11' 2") Feature stone fireplace with fitted gas fire, two wall light points, beams to ceiling, radiator and French doors leading to the conservatory.

### Conservatory

5.4m x 1.8m (17' 9" x 5' 11") Ceramic tiled floor, plumbing for washing machine and French doors leading to the rear garden.

### Breakfast Kitchen

4.1m x 4.4m (13' 5" x 14' 5") max. Wall and base cupboards with matching work surfaces incorporating a stainless steel sink unit, splash back tiling, cooker hood, gas cooker point, wall mounted central heating boiler, ceramic tiled floor, beams to ceiling, walk in pantry, window to rear, and door to side passageway.

### Side Passageway.

Doors to front and rear, workshop and separate wc.

### Ground Floor Wc

Having low flush suite.

### Workshop

2.2m x 4.8m (7' 3" x 15' 9") Having workbench, light point and power points.

### Stairs and Landing

Picture window overlooking the rear garden, radiator and access to roof space.

### Bedroom 1

3.3m x 4.5m (10' 10" x 14' 9") Window to front and radiator.

### Bedroom 2

3.3m x 3.5m (10' 10" x 11' 6") Window to rear, vanity unit with wash hand basin, radiator and staircase leading to the converted roof space.

### Bedroom 3

4.1m x 2.4m (13' 5" x 7' 10") Window to front, radiator and vanity unit with wash hand basin.

### Converted Loft Space

6.0m x 4.2m (19' 8" x 13' 9") Two Velux style windows, light point and power points.

### Bathroom

Corner bath, curved shower enclosure, pedestal wash hand basin, airing cupboard and radiator.

### Separate WC

Having low flush suite and wash hand basin.

### Garage

2.1m x 4.6m (6' 11" x 15' 1")

### Outside

A driveway which easily provides off road parking for at least four family size vehicles leads to the garage and carport. There is a large and private rear garden with patio, fish pond and shaped lawn area beyond having a variety of mature shrubs, plants, fruit trees and garden sheds.

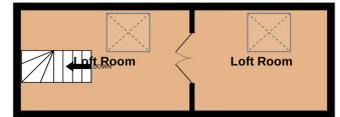
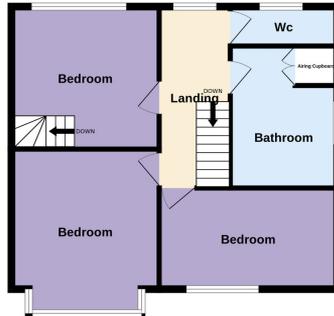
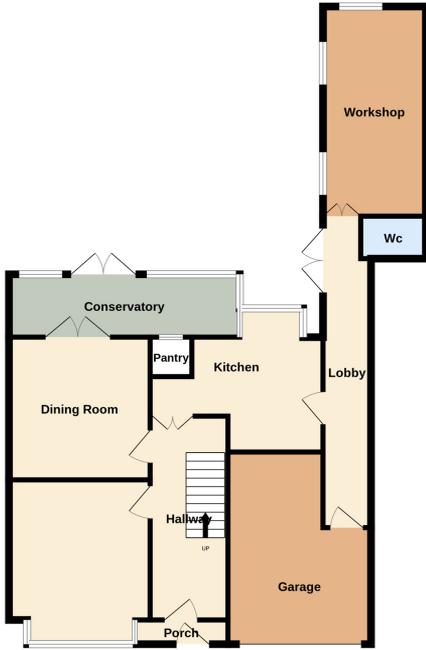
# FLOORPLAN & EPC



Ground Floor

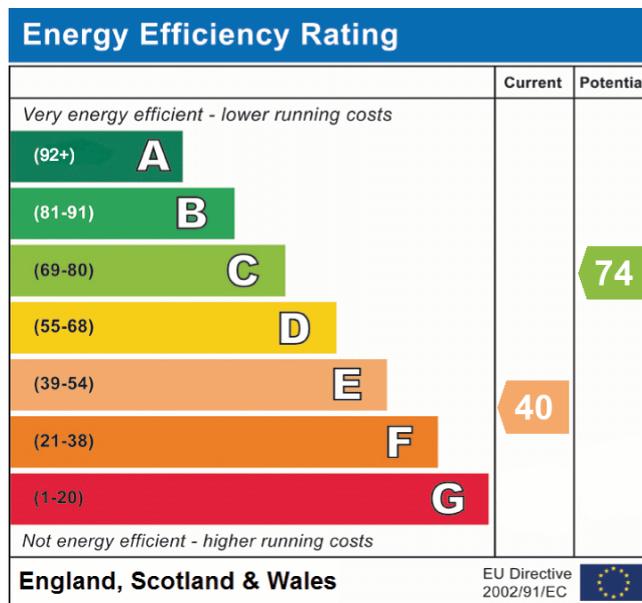
1st Floor

2nd Floor



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Measurements are approximate. Not to scale. Illustrative purposes only  
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