

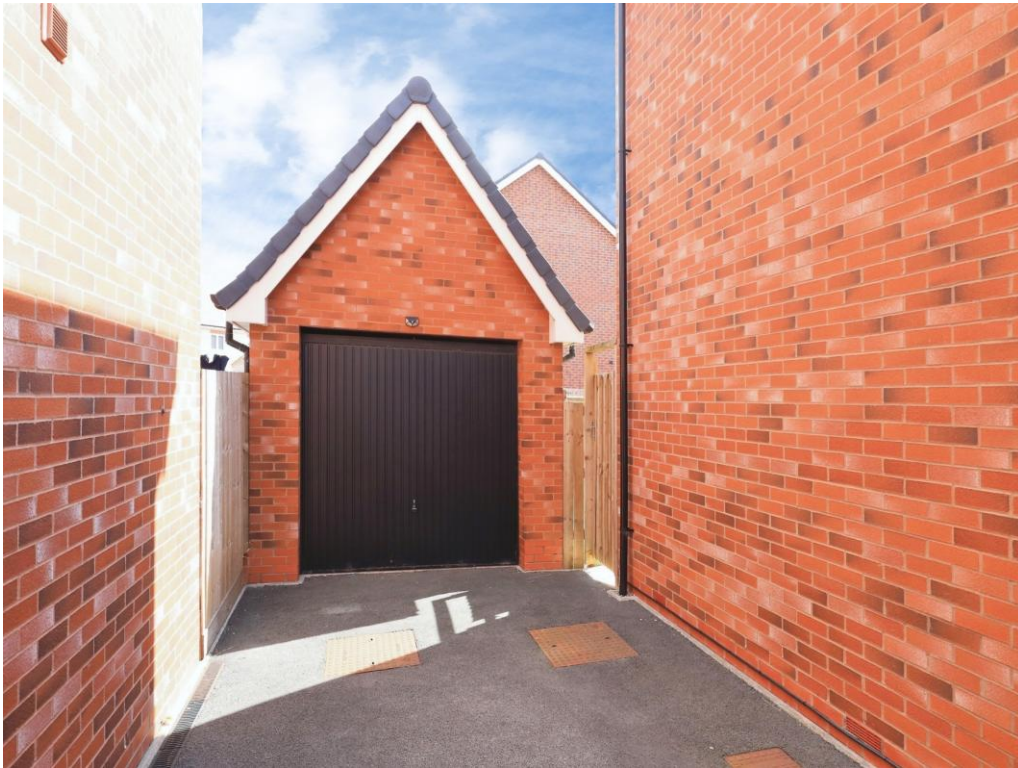


Connells

Hornbeam Way
Essington Wolverhampton

Hornbeam Way Essington Wolverhampton WV11 2SH

for sale offers in the region of
£450,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market Hornbeam Way, a beautiful four bedroom detached family home situated on a newly built estate in the sought after area of Essington. This fantastic property also has the added benefit of boasting NO ONWARD CHAIN. Don't miss the chance to make this lovely detached property your new home! Call the Connells Wolverhampton branch today to book your viewing.

This charming home features an inviting entrance hallway, a convenient ground floor WC, a lounge, separate study / playroom and a spacious kitchen diner which is equipped with integrated appliances. Upstairs, four generous bedrooms await, including a walk-in wardrobe area and an en-suite shower room. Additionally a stylish family bathroom completes the first floor. Outside, the residence boasts a rear garden, off road parking to the front and has the added benefit of having a garage for additional parking or storage space.

The Location & Area

Whilst you're passing through the village of Essington you can enjoy the scenic views, and maybe try some home grown product from the local farm shop. There's plenty of places to take the children with lots of local clubs and activities to choose from, not to mention the village school is only a stone's throw away. Local education facilities from

primary schools to universities are also located in Wolverhampton, Codsall, Featherstone, Walsall, Willenhall, and Cannock. Surrounded by country landscape and being a short drive from the M6 means this local development is great for commuters, it also boasts strong links to Wolverhampton, Codsall, Featherstone, Walsall, Willenhall, and Cannock.

Approach

Set back from the roadside behind front border garden area, off road parking to rear with access to garage, electric car charging point.

Entrance Hall

Door to front, central heating radiator, ceiling light point, stairs rising to first floor, doors to ground floor wc, lounge, study/play room, kitchen diner.

Ground Floor Wc

Low flush wc, wash hand basin, part tiled walls, ceiling light point.

Lounge

16' 3" x 11' 1" (4.95m x 3.38m)

Double glazed window to side and rear, two central heating radiators, two ceiling light points.

Study/ Play Room

11' 1" x 5' 9" (3.38m x 1.75m)

Double glazed window to front, central heating radiator, ceiling light point.

Kitchen Diner

22' 4" max x 15' max (6.81m max x 4.57m max)

Matching wall and base units with breakfast bar, one and half sink and drainer with mixer tap, integrated double oven, fridge, freezer and dishwasher, plumbing point for washing machine, five ring gas hob with extractor hood, ceiling light point, storage cupboard, central heating radiator, spotlights, double glazed window to front, French doors to rear garden.

First Floor Landing

Double glazed window to rear, ceiling light point, central heating radiator, airing cupboard, loft access, doors to various rooms.

Bedroom One

14' 7" x 10' 6" (4.45m x 3.20m)

Double glazed window to front, two central heating radiator, two ceiling light points, built-in wardrobe, door to en-suite shower room.

En-Suite

Walk-in shower cubicle, low flush toilet, wash hand basin, heated towel rail, part tiled walls, extractor fan, ceiling light point, double glazed window to side.

Bedroom Two

11' x 11' 4" (3.35m x 3.45m)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Three

11' 3" x 11' (3.43m x 3.35m)

Double glazed window to side, central heating radiator, ceiling light point

Bedroom Four

10' 5" x 7' 7" (3.17m x 2.31m)

Double glazed window to front, central heating radiator, ceiling light point.

Bathroom

Panelled bath with shower over, wash hand basin, low flush wc, part tiled walls, ceiling light point, extractor fan, heated towel rail, double glazed to rear.

Outside Rear

Paving, lawn, outside tap point, side gated access leading off road parking and garage

Garage

19' 7" x 9' 8" (5.97m x 2.95m)

Up and over door, lighting, power, potential storage space above.

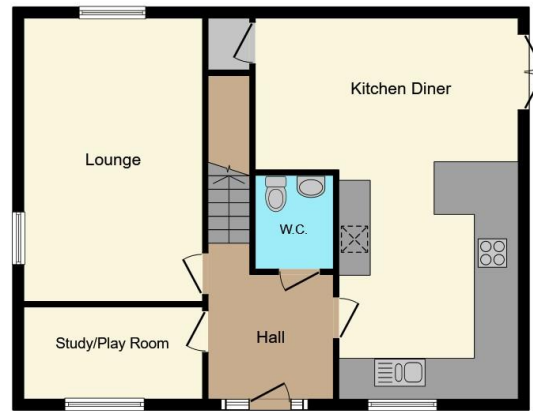
Agents Note

Please note there is a site fee payable at a cost of £185 per annum. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Ground Floor



First Floor



Garage

Total floor area 151.0 m² (1,625 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

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To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336286



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