





Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this rare three bedroom extended family property on a private access road known as Malthouse Cottages. Benefiting from having far reaching views to rear, this property has to be viewed in order to appreciate the rarity and uniqueness of the property. Internally the property has an abundance of space and would make a delightful family home, call Connells today to book a viewing.

Internally the property comprises entrance porch, entrance hall, lounge, dining room, kitchen, utility, conservatory, downstairs bedroom and wet room. On the first floor there are a further two bedrooms and family bathroom with separate shower cubicle. Externally there is a large driveway to front providing off road parking for multi vehicles, ramped access and to the rear there is an enclosed garden with detached garden room deal for a variety of uses.

Dining Room

12' 10" x 12' 8" (3.91m x 3.86m)

Feature wood burner, french doors to conservatory, reclaimed oak flooring, open to kitchen.

Kitchen

17' 5" x 10' 5" (5.31m x 3.17m)

Double glazed window to rear and side with far reaching viewing, a range of solid wood wall and base units, Belfast sink, space for oven, integrated extractor, plumbing for dishwasher, breakfast bar area, door to entrance hall.

Entrance Hall

Doors to various rooms.

Utility Room

13' max x 7' 3" (3.96m max x 2.21m)

Double glazed window to front, sink, a range of units, doors to entrance hall.

Entrance Porch

Double glazed door and window to front, door to lounge.

Lounge

12' 11" x 12' 2" (3.94m x 3.71m)

Double glazed window to front, stairs to first floor landing, central heating radiator, wood burner.



Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Double glazed window to front, fitted wardrobe, door to wet room.

Wet Room

Double glazed window to side, low flush toilet, pedestal sink, electric shower, door to Bedroom One.

Conservatory

9' 7" x 8' 11" (2.92m x 2.72m)

Double glazed windows, door to dining room, door to kitchen.

First Floor Landing

Doors to various rooms.

Bedroom Two

13' 9" x 7' 3" (4.19m x 2.21m)

Double glazed window to side, central heating radiator, door to first floor landing.

Bedroom Three

13' 1" x 12' 8" (3.99m x 3.86m)

Double glazed window to rear and side with far reaching views, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to front, panelled bath, pedestal sink, low flush toilet, shower cubicle, door to first floor landing.

Outside Front

Large block paved driveway providing multi off road parking spaces, lawned area, ramped access to the property, side gated access

Outside Rear

Large lawned garden, range of fencing, detached garden room (ideal for a variety of uses), oil tank, workshop and sheds.

Agents Note

The property has oil heating with a tank in the rear garden and a septic tank situated down the lane out the front which there is an easement and shared with the only neighbours which the costs are shared. Please take advise before including any costs. 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.. Please take advise before including any costs. 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.









Total floor area 141.0 m² (1,518 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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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336646



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