



GOODCHILDS  
Estate Agents and Lettings

## Kingsway, Essington

Wolverhampton, WV11 2AH

£285,000



\*\*\* ESTABLISHED FAMILY HOME | DECEPTIVELY SPACIOUS WITH AMPLE LAND TO REAR | NO UPWARD CHAIN \*\*\*

Goodchilds are excited to have for sale this spacious three bedroom semi-detached property, located in the sought after village of Essington. The property is a stone's throw away from the popular St Johns primary school and within close proximity to further amenities and motorway links.

The property itself offers generous sized rooms including an open plan kitchen/dining area which is perfect for entertaining guests! The house is situated on a plot large enough to build to the rear (subject to planning permission being obtained) with private rear accessed reached via Brownshore Lane.

If you're looking for your forever home with options for development this house will be absolutely perfect.

### Approach



Paved tandem driveway with enough space for up to 5 cars, wooden gate leading to rear garden and detached garage with up and over door

### Entrance Hallway

9'10" x 4'8" (3.00 x 1.43)



UPVC entrance door with double glazed UPVC windows, wooden effect laminate flooring, gas radiator and half glazed internal doors leading to living room and kitchen/dining room

### Living Room

10'7" x 16'4" (3.23 x 4.99)



Double glazed UPVC windows to the front and side, gas radiator, feature fireplace with gas fire and wooden effect laminate flooring

### Dining Room

8'2" x 16'2" & 6'8" x 6'2" (2.51 x 4.95 & 2.05 x 1.89)



An open plan dining space, UPVC sliding doors leading to the rear garden area, wooden effect laminate flooring, storage cupboards with ample space inside and archway leading to kitchen area

### Kitchen

5'11" x 9'5" (1.81 x 2.88)



Matching wall and base units with worksurfaces over incorporating stainless steel sink & drainer, integrated larder fridge and freezer, ceramic tiled flooring, UPVC double glazed window to rear, archway leading to utility and WC

### Utility & WC

9'9" x 4'4" (2.98 x 1.34)



leading from the kitchen area, the utility comprises of work surface with base unit, stainless steel sink & drainer, appliance spaces and plumbing under, UPVC glazed door to rear garden, UPVC double glazed window to side and separate area with WC, gas radiator and boiler

### Landing

8'9" x 6'0" (2.69 x 1.84)



carpets fitted to stairway and landing area, loft hatch access and internal doors leading to all first floor rooms

### Bedroom Three

7'9" x 6'1" (2.37 x 1.86)



UPVC double glazed window to front, gas radiator and wooden effect laminate flooring

### Bedroom One

9'5" x 10'0" (2.88 x 3.06)



UPVC double glazed window to front, fitted wardrobes with sliding mirrored doors, gas radiator and wooden effect laminate flooring

### Bathroom

5'6" x 6'0" (1.70 x 1.85)



double glazed window to rear, panelled bath with electric shower over, low level WC and wash hand basin with pedestal, half tiled walls, gas radiator and electric wall heater

### Bedroom Two

10'1" x 9'11" (3.09 x 3.04)



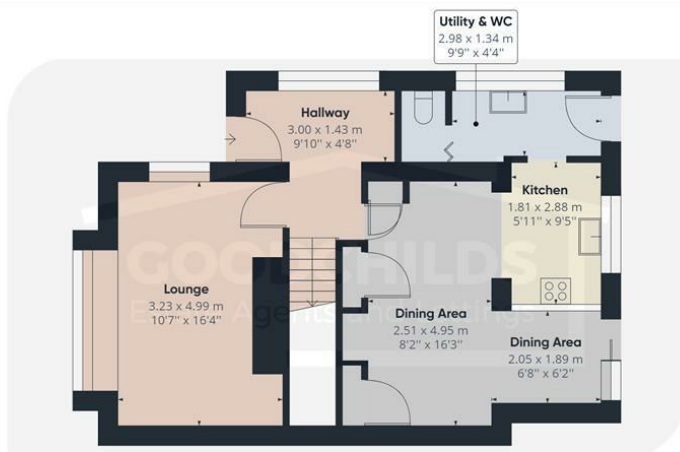
double glazed window to rear and gas radiator

### Rear Garden / Land to Rear



Extensive plot of land to rear of the property with access through gates to bottom from Brownshore Lane. Potential to build on the plot due to size and access (subject to planning permission being obtained). Enough space to store caravan or boat through rear access gates.

Separate fenced garden area and patio near to property. Wooden side gate leading to front driveway.



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
91.22 m<sup>2</sup>  
981.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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