# St. Johns Road, Essington

Wolverhampton, Staffordshire, WV11 2BY

## Offers In Excess Of £215,000

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**** QUIET CUL-DE-SAC LOCATION IN ESSINGTON ****

A Two Bedroom Bungalow set in a very desirable cul-de-sac in Essington Village, benefiting from double glazing and gas central heating. The property has the potential to extend to the rear or into the loft subject to local planning permission and briefly consists of : Entrance Hall, Bathroom with corner shower cubicle, Two bedrooms both with fitted wardrobe systems, Lounge, conservatory, Fitted Kitchen, Garage, Front and rear gardens with driveway enabling off road parking.

**Hallway**
5'7" x 8'11" (1.72 x 2.72)

having a upvc front door and internal wooden doors leading to all rooms there is a wooden floor, spotlights to ceiling, radiator, access to loft space which contains an ideal logic combination central heating boiler with over 8 years manufacturers warranty still remaining.

**Bathroom**
5'5" x 7'3" (1.67 x 2.21)

With an obscured glass double glazed window to front and a white ceramic bathroom suite consisting of W.C., Wash hand basin and pedestal, corner shower cubicle with a Gainsborough electric shower, ceramic tiles to the walls, white full length heated towel radiator and a spotlight unit to the ceiling.

**Bedroom One**
11'5" x 10'9" (3.48 x 3.30)

Double Glazed bow window to front , radiator, fitted wardrobe system.

**Bedroom Two**
8'4" x 9'0" (2.56 x 2.75)

Double glazed window to front, Radiator, Fitted wardrobe system.

**Living Room**
16'2" x 10'11" (4.93 x 3.35)

Having a feature fire surround with a Gas coal effect fire inset, Radiator, Uplighter wall lights and double french doors to:

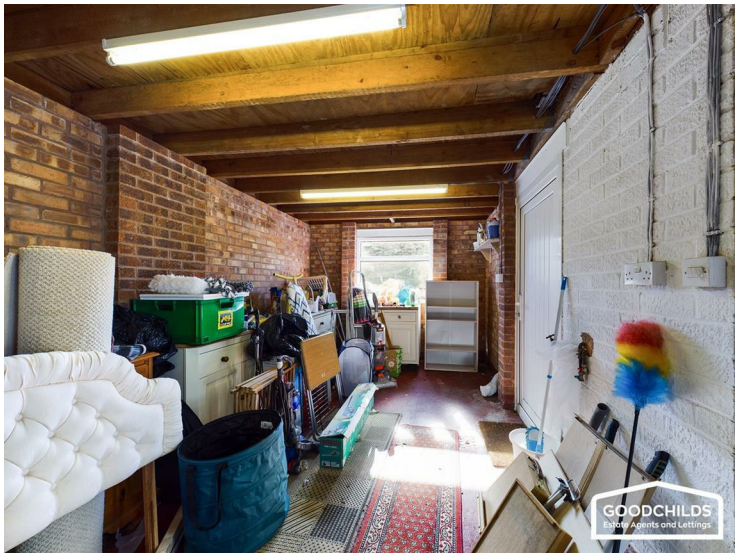
**Conservatory**
12'0" x 8'5" (3.67 x 2.58)

Upvc door to enclosed rear garden, Radiator.

**Fitted Kitchen**
7'4" x 8'9" (2.24 x 2.69)

With a double glazed window to rear garden, High gloss white wall cupboards and base units with roll top worksurfaces incorporating a stainless steel 11/2 sink and drainer, gas hob with stainless steel extractor hood over, Double oven and integrated fridge. There are ceramic tiles to splash back areas and floor.

**Garage**
16'7" x 9'2" (5.06 x 2.81)



With access to the Front Driveway and Rear Garden and space and plumbing for a washing machine.

**Rear Garden**

Having Fence boundaries this low maintenance enclosed rear garden has tree and shrub borders with Paved pathways and a paved patio area.

**Approximate total area**(1)

76.11 m²

819.26 ft²

(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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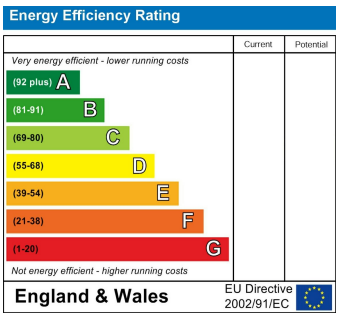


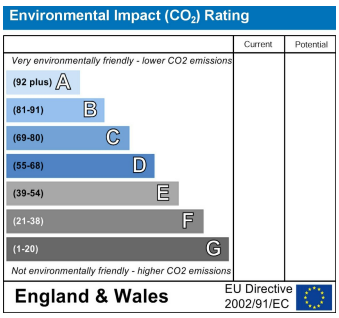

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