



£485,000
4 Bed House - Detached
located in Ferndale Road


REDSTONES
The Property Experts

Ferndale Road Essington Wolverhampton WV11 2JG



£485,000

A beautifully presented four bedroom detached family home in the sought after location of Essington, being close to local schools and the M54 motorway offering easy access to surrounding towns.

The spacious accommodation comprises of an entrance hall, lounge / dining room, fitted kitchen, utility area and cloakroom. On the first floor are four double bedrooms with two having ensuite shower rooms and the family bathroom.

The property benefits from Gas central heating, UPVC double glazing, CCTV, enclosed rear garden, garage and pattern print driveway offering parking for multiple cars.

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Hallway

Tiled flooring, UPVC wood effect door and double glazed frosted window to front, radiator, under stairs storage, stairs off, doors off.

Lounge / Dining Room

29'10" x 11'9"

Wood effect laminate flooring, UPVC wood effect double glazed window to front and French doors to rear, radiators, media wall with built in electric fire.

Kitchen

11'9" x 8'2"

Wood effect laminate flooring, UPVC wood effect double glazed window to rear, various wall units, work surface with upstand, cupboards and drawers below, inset sink, integrated Bosch dishwasher, Zanussi double oven, wine fridge, fitted induction hob with extractor over, arch to utility.

Utility

14'9" x 7'6"

Wood effect laminate flooring, UPVC wood effect patio door to rear, radiator, wall units, work surface with inset sink,, doors to cloakroom and garage.

Cloakroom

Tiled flooring, chrome towel radiator, vanity wash hand basin / WC.

Stairs / Landing

Carpet, cupboard with Worcester combi boiler, loft access with pull down ladder, doors off.

Bedroom One

13'1" x 12'1"

Carpet, UPVC wood effect double glazed window to front, radiator, built in wardrobes, door to ensuite.

Ensuite

Tiled flooring, UPVC wood effect frosted double glazed window to side, towel radiator, vanity wash hand basin / WC, mixer shower in cubicle.

Bedroom Two

14'9" x 10'9"

Carpet, UPVC wood effect double glazed windows to front, radiators, loft access, door to ensuite.

Ensuite

Vinyl flooring, WC, wall mounted wash hand basin, mixer shower in cubicle.

Bedroom Three

17'8" x 13'9"

Wood effect laminate flooring, UPVC wood effect double glazed windows to rear, radiators, built in wardrobes.

Bedroom Four

12'1" x 10'5"

Wood effect laminate flooring, UPVC wood effect double glazed window to rear, radiators.

Bathroom

6'6" x 5'6"

Tiled flooring, vertical radiator, WC, vanity wash hand basin, bath.

Garage

18'0" x 7'10"


Concrete floor, up and over door.

Outside

Enclosed rear garden with lawn, patio area with porcelain tiles, metal shed, gated access to front which has pattern print driveway for numerous vehicles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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 	

DIRECTIONS

CONTACT

West Midlands House
Gypsy Lane
Willenhall
West Midlands
WV13 2HA

E: info@redstones.co.uk
T: 01922 235 350
<http://www.redstones.co.uk>


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