

PTN Estates

Residential Sales & Lettings



59 Rookery Road, , Wolverhampton, WV4 6NH

£239,950

Occupying this most enviable corner plot, this extensive detached house is set back from the road secluded by brick work, wrought iron fencing and high privet hedges.

With three double bedrooms, gas central heating and UPVC double glazing the vast accommodation comprises of a family bathroom, lounge, sitting room, separate dining room, fitted kitchen and ground floor shower room. The eaves and cellar offer extra storage space.

The larger than average double garage will easily accommodate in excess of four vehicles.

Outside the delightful garden stretches up in beautiful tiers with shaped lawn, pathways and mature shrubbery. From the dining room is a quiet sitting area with shaped faux grass.

Council Tax C Approximately £1694

Porch 2.13 x 0.68

UPVC double glazed porch with sliding door and UPVC double glazed front door into the hallway

Hallway 0.91 x 1.67

With artex ceiling, coving and light point. Stairs lead to the first floor, archway to kitchen and door to lounge

Lounge 3.31 max x 4.25

Located to the front elevation, this bright room has a main focal point of a brick built fireplace and bay window. With UPVC leaded double glazing, gas central heating radiator, coved ceiling with artex and light point. A doorway leads to the sitting room

Sitting Room 3.35 x 4.26

An exquisite room to relax and unwind with a proud Louis style fire place, UPVC double glazed bay windows to the side elevation, gas central heating radiator, artex ceiling with coving and light point

Kitchen 4.23 x 4.35

This vast kitchen space which enjoys beautiful views of the garden comprises of modern white wall and base units coordinated with black marble effect rolled edge work top and stylish tiled splash back. Further enhanced with a stainless steel effect single and a half sink unit, plumbing for an automatic washing machine, built in electric oven and gas hob. Benefits include ceramic tiled flooring, UPVC double glazing to the side elevation, UPVC double glazed door to garden, two gas central heating radiators artex ceiling with strip light and light point. A door leads to storage area and cellar and a lobby area leads to the garage, shower room and dining room

Cellar 4.32 max x 3.13

A storage cupboard with ceiling light point leads to a further door with stairs down to this very usable cellar with artex ceiling, wall and light points, gas central heating radiator, fire place and fuse box

Lobby Area 0.71 x 1.98

With ceiling light point and doors leading to the garage, shower room and dining room

Shower Room 1.52 x 1.83

Comprising of a white shower cubical and close couple W.C with glitter infused aqua boards. With UPVC obscure double glazing to the side elevation, gas central heating radiator and ceiling light point

Dining Room 3.07 x 2.76

Full of natural sunlight with UPVC double glazed patio doors, opening onto a delightful sitting area with faux lawn. Artex ceiling with light point and gas central heating radiator

Stairs and Landing

With obscure UPVC double glazing to the rear elevation, artex ceiling with coving and light point, loft access hatch and two gas central heating radiators. Doors lead to three bedrooms and bathroom

Master Bedroom 3.33 x 4.21

With UPVC double glazing to the side elevation, artex ceiling with light point and gas central heating radiator

Bedroom Two 3.33 max x 3.30

With UPVC double glazing to the front elevation, artex ceiling with light point and gas central heating radiator

Bedroom Three 3.51 x 2.18

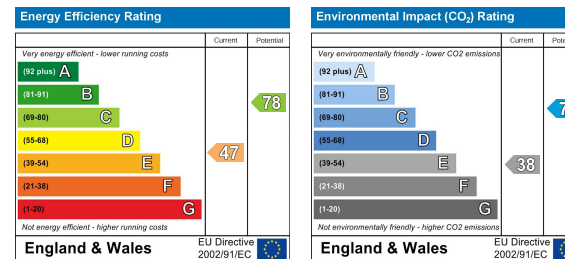
With UPVC double glazing to the side elevation, ceiling light point and gas central heating radiator. The added bonus to this room is the door that leads to the eaves of the house which have been boarded to offer further storage opportunities

The Eaves 2.88 x 4.91

Boarded with UPVC double glazing to rear elevation. Ideal for storage

Bathroom 4.34 x 2.88

This bathroom offers an abundance of space and comprises of a white three piece suite, consisting of a panelled in bath, pedestal wash hand basin and close coupled W.C with coordinated tiled splash back. Benefits include UPVC double glazing to the front elevation, obscure UPVC double glazing to the side elevation, gas central heating radiator and ceiling light point. There is a walk in storage cupboard which is home to the wall mounted Ariston boiler



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