

Long Lane

Essington, Wolverhampton, WV11 2AA

John German







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£750,000

A large and impressive detached family home with approximately 0.5 acres of mature gardens and a superb frontage with electric gates to an in and out driveway, extensive parking and garaging.

With open fields and woodland to the front and side, this large and individual detached dormer bungalow occupies a choice semi rural location but is still conveniently close to all amenities in the neighbouring areas of Essington, Springhill, Great Wyrley, Cheslyn Hay, Bloxwich, Cannock and Wolverhampton. Junction 10a and junction 11 of the M6, the M6 toll road and the M54 motorway are all conveniently accessible and are the gateway to the West Midlands and beyond.

The property is gas centrally heated throughout and offers a wide storm canopy porch that gives covered access to the main front door. A large and impressive reception hall gives a centre point of access to all principal rooms together with a staircase to the first floor and a walk in cloaks storage cupboard.

The main reception room is a rear facing family lounge which has a garden facing window and double doors that lead into an impressively spacious conservatory - large enough for sitting and dining room furniture.

The heart of this home is the family sized kitchen which overlooks the rear garden and has direct access to the conservatory. It is fitted with a full range of classically styled traditional units with granite worktops and centre island plus a full range of built in appliances to include two ovens and a microwave, gas hob and extractor hood, American style fridge freezer, dishwasher and wine cooler. There is a fully tiled floor and double doors that lead to a side terrace and pergola seating area.

Leading off the kitchen is a well appointed utility room with a store room and guest's cloakroom.

There are currently four bedrooms within the property but this could be increased to five if the first floor master bedroom was re-configured.

On the ground floor there is a front facing double bedroom with built in wardrobes and fittings together with a three piece en suite shower room.

Also on the ground floor is a further double bedroom (shown as a dining room in the photographs) with a walk-in wardrobe and a very pleasant rear garden aspect. This bedroom is also conveniently placed for the ground floor bathroom which offers a part tiled room with bath and shower over, low level WC and wash hand basin.

On the first floor there is a light and bright landing which gives access to the large master bedroom suite that has dormer windows to the front and rear, built in wardrobes and a separate walk in dressing room plus a spacious en suite shower and bathroom.

Also on the first floor is bedroom four that is currently furnished as a child's single room with built in wardrobes and its own three piece en suite shower room.

Outside - A double garage has two up and over doors, internal access door, access door to the garden, electric light and power points and a sectioned off workshop area that also houses two gas combi boilers and the hot water tank.

The property has the benefit of a very wide frontage to Long Lane and has an exceptional sized in and out driveway, two sets of electric gates and parking for many cars.

The front and rear gardens are approximately 0.5 of an acre overall and are very established that offer a pleasing blend of lawns, hard paved terraced and patio areas, shrubbery, perennial and herbaceous planting, a secluded cabin den, brick built barbeque and quite simply would be heavenly for children and adults alike!

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Staffordshire Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor



Floor 1

Approximate total area⁽¹⁾

3014.33 ft²
280.04 m²

Reduced headroom

42.73 ft²
3.97 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



