



4 Wood Lane Close  
Short Heath  
Willenhall  
WV12 5NB

**Offers In Region Of £295,000**





Wonderful detached family home situated in an exclusive private cul-de-sac, convenient for a wide range of local amenities including shops, schools, public transport and motorway links, Providing somewhat unique and versatile accommodation this impressive home offers a wealth of features including a 29ft living room, superb conservatory/entertainment room with Inglenook fireplace, dining kitchen, generous ground floor bedroom and bathroom, two large first floor bedrooms, shower room and detached tandem garage which offers potential to convert into an annexe subject to relevant planning and building consents.

Very well cared for by the present owners internal inspection is highly recommended to appreciate the size and quality of accommodation on offer.

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**APPROACH** The property is approached via a driveway providing off road parking for several vehicles. Double gates to the side give access to a further driveway where there is access to the rear garden and detached garage.

**ENTRANCE PORCH** Tiled floor and a part-glazed door into the reception hall.

**RECEPTION HALL** The inviting reception hall has a tiled floor, two radiators, staircase to the first floor landing and doors to the living room, dining kitchen, bedroom and bathroom.

**LIVING ROOM 28' 11" x 13' 5" (8.83m into bay x 4.1m)**

Having a bay window to the side with seating area, window to the rear, beamed ceiling, inglenook fireplace, two radiators and double doors opening through to the conservatory/entertainment room.



**CONSERVATORY / ENTERTAINMENT ROOM 17' 11" x 14' 5" (5.47m max x 4.4m)**

A wonderful addition to the property this lovely sitting room has a pitched glazed ceiling, inglenook fireplace, tiled floor, bar area and part-glazed double doors opening out to the rear garden.



**DINING KITCHEN 23' 0" x 8' 10" (7.03m x 2.71m)**

Windows to the front and side, radiator, tiled floor, ceiling down-lights and a range of fitted wall, drawer and base units with granite work surfaces above incorporating a sink and drainer unit with mixer tap. There is a fitted 5 ring gas hob, plumbing for both a washing machine and dishwasher, space for both a cooker and American style fridge. A stable door gives access to the gated side driveway.



**BEDROOM THREE 13' 5" x 11' 8" (4.09m into wardrobes x 3.57m)**

A spacious ground floor bedroom which has a window to the front, radiator, wall length fitted wardrobes, matching dressing table, tall cupboard and set of drawers.



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**BATHROOM 11' 1" x 9' 11" (3.38m x 3.04m)**

The ground floor bathroom has a feature window to the front, tiled walls, slate tiled floor, radiator and suite comprising corner bath with mixer shower attachment, walk in shower, high flush w.c, and fitted vanity unit with sink, mirror, shelving and drawers.



**FIRST FLOOR LANDING** Doors to:

**MASTER BEDROOM 16' 2" x 16' 0" (4.95m max into wardrobes x 4.88m)**

Windows to the front and side, radiator and a range of fitted furniture including double and single wardrobes, bedside cabinets, drawer units and further fitted wardrobes with sliding mirror doors.

**BEDROOM TWO 15' 8" x 13' 5" (4.8m into wardrobes x 4.09m)**

Windows to the side and rear, radiator, laminate flooring, wall length fitted wardrobes with sliding mirror doors and further fitted double wardrobes with matching dressing table and drawer unit.

**SHOWER ROOM** Obscure window to the side, tiled floor, part tiled walls and suite comprising close-coupled w.c, pedestal wash hand basin and shower enclosure with fitted electric shower.

**DETACHED GARAGE WITH UTILITY FACILITIES 36' 11" x 11' 0" (11.27m max x 3.37m)**

Electric mock Tudor door to the front, windows to the side, electric power points, lighting and UTILITY AREA which has a sink and drainer unit, plumbing for a washing machine and space for a tumble dryer. There are doors to the rear garden and the gardeners w.c.



**W.C.** Low-level w.c.

**REAR GARDEN AND STORES** To the rear of the property is an attractive and relatively low maintenance garden with paving and a central lawn. To the side of the property are generous stores providing further useful storage areas.

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Ground Floor



First Floor

