

Connells

Capponfield Close
Sedgemoor Park Bilston

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Sedgemoor Park Bilston WV14 9XL

for sale offers in the region of
£450,000







Property Description

A well presented and tastefully decorated four bedroom detached property occupying a generous corner plot in the sought after Sedgemoor Park Estate. Viewing is highly advised to appreciate the very generous size family home.

Property offers entrance hallway with stairs to first floor landing. The ground floor offers a lounge, extended 23ft sitting room to rear. There is a dining room and open plan breakfast kitchen with island and utility room to side which is the full length of the house. The first floor offers a huge landing and doors off to the four double bedrooms, two of which having en-suites, and a generous family bathroom. Externally the property has front, side and rear gardens and is on a corner plot, offering extension potential subject to relevant permissions. There is a driveway providing off road parking.

The Location & Area

Situated to the south of Wolverhampton City Centre on the Sedgemoor Park development, the property offers access to the Black Country Route with further access to M6 motorway. The property also benefits from easy access to local amenities, shops and schools.

Entrance Hall

10' 8" x 4' 11" (3.25m x 1.50m)

Double glazed door and windows to front, tiled floor, stairs to first floor landing, door to downstairs wc.

Downstairs Wc

Double glazed window, low flush wc, wash hand basin with tiled splashback, tiled flooring, central heating radiator, spotlights, extractor fan.

Lounge

16' 1" x 14' (4.90m x 4.27m)

Double glazed bay window to front, central heating radiator, feature fireplace with electric fire, double french doors leading to sitting room.

Sitting Room

23' 7" x 12' (7.19m x 3.66m)

Double glazed patio doors to rear, two central heating radiators, door to side leading to kitchen diner.

Breakfast Kitchen

23' 3" x 12' 8" (7.09m x 3.86m)

Fitted kitchen with a range of wall and base units, quartz work tops with sink and drainer, integrated five ring gas hob with two electric oven, integrated appliances to include microwave, dishwasher, fridge freezer, island with quartz work tops, spotlights, central heating radiator, double glazed door to rear garden.

Dining Room

15' 11" x 7' 7" (4.85m x 2.31m)

Double glazed window to side, door leading to utility/side passage, under stair storage cupboard, laminate floor.

Utility/ Side Passage

27' 11" x 2' 7" (8.51m x 0.79m)

Double glazed window, central heating radiator, wash hand basin, plumbing for washing machine, wall mounted central heating boiler.

First Floor Landing

10' 1" x 7' 11" (3.07m x 2.41m)

Loft access with pull down ladders, central heating radiator, doors to various rooms.

Bedroom One

13' 9" x 13' 8" (4.19m x 4.17m)

Double glazed window to front, central heating radiator, dressing area, door to en-suite.

En-Suite

Double glazed window to side, shower cubicle, wash hand basin, low level wc, central heating radiator, complementary tiling, spotlights, extractor fan, door to Bedroom One.

Bedroom Two

14' 10" x 11' 1" (4.52m x 3.38m)

Double glazed window to rear, two skylight windows, central heating radiator, freestanding wardrobes (included in the sale), door to en-suite.

En-Suite

Double glazed window to side, shower cubicle, wash hand basin, low level wc, central heating radiator, complementary tiling, spotlights, extractor fan, door to Bedroom Two.

Bedroom Three

15' 3" max x 13' 8" max (4.65m max x 4.17m max)

Double glazed window to rear, two skylight windows, central heating radiator, freestanding wardrobes (included in the sale).

Bedroom Four

11' 1" x 7' 11" (3.38m x 2.41m)

Double glazed window to front, central heating radiator.

Family Bathroom

9' x 8' 7" (2.74m x 2.62m)

Double glazed window to two, corner bath with shower over, wash hand basin, low level wc, complementary tiling, central heating radiator.

Outside Front

Tarmac driveway, lawned area, enclosed by conifers.

Outside Side & Rear

Lawned area to side, and rear, patio area, lighting, outdoor tap.

Agents Note

The property occupies a generous corner plot and has been extended to rear. There is potential to extend to side subject to relevant permissions. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.
















Perfume
Bath Oil
Powder
laundry



Ground Floor **First Floor**

Total floor area 185.1 m² (1,992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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