

Road Map



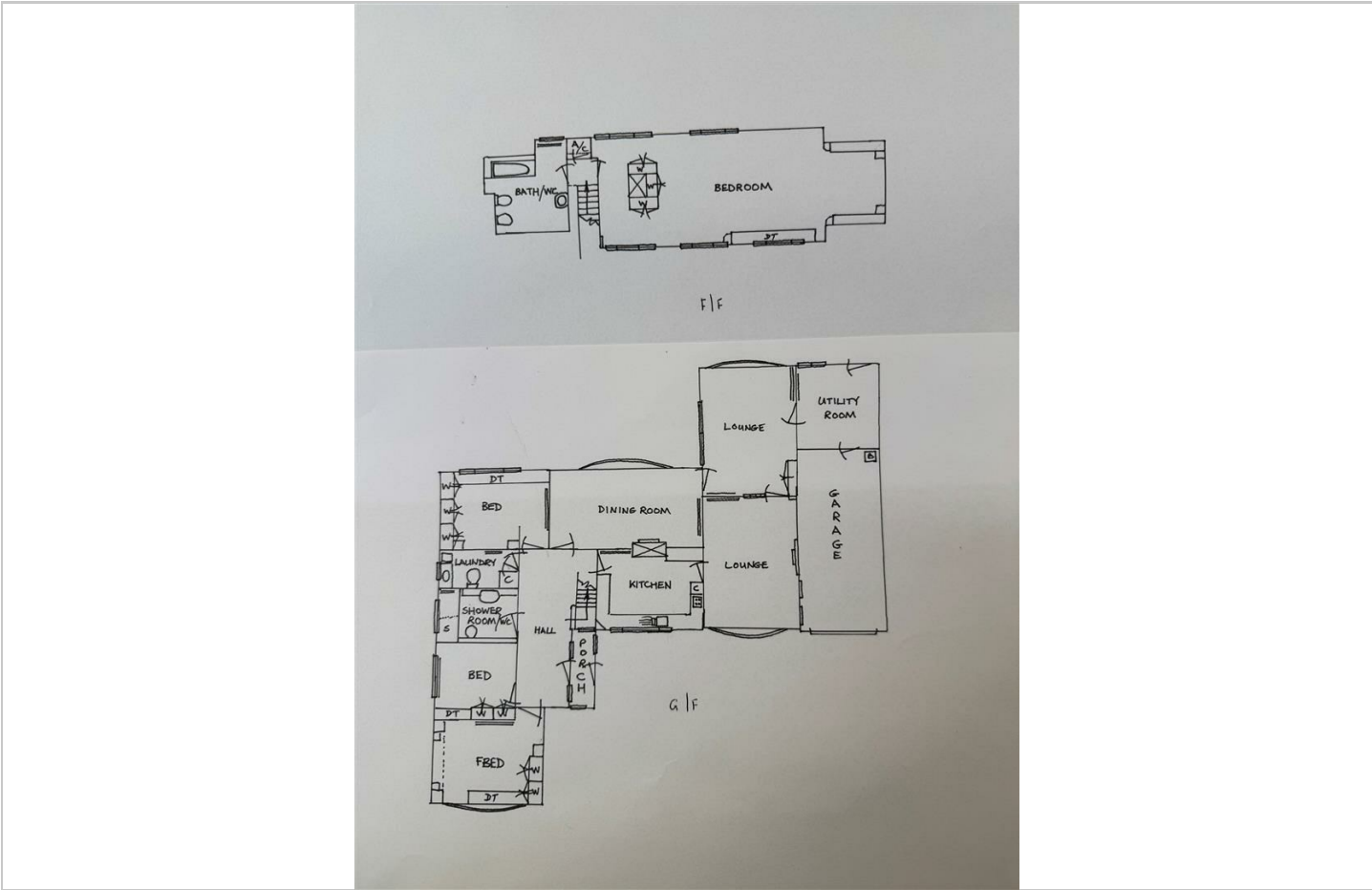
Hybrid Map



Terrain Map



Floor Plan



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## 474 Lichfield Road

, Wolverhampton WV11 3HF  
Offers In The Region Of  
£649,950 Freehold

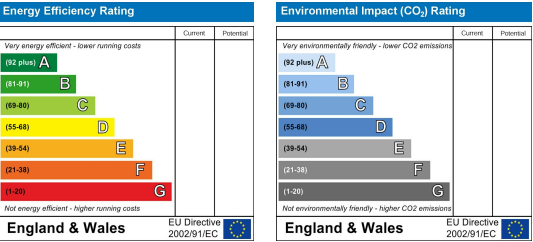


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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# 474 Lichfield Road

, Wolverhampton WV11 3HF

Offers In The Region Of £649,950 Freehold



## Description

Nestled on Lichfield Road in Wolverhampton, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Built in 1950, the property has been thoughtfully extended and maintained, providing a generous 2,228 square feet of living space.

As you approach the house, you will be greeted by remote control vehicular gates that ensure privacy and security, set well back from the road. The enclosed storm porch leads you into a large reception hallway, which sets the tone for the rest of the home. The ground floor boasts three spacious reception rooms, ideal for both entertaining guests and enjoying family time. The fitted kitchen is well-equipped, making meal preparation a delight.

This residence features three ground floor bedrooms, providing ample accommodation for family or guests. A fully tiled shower room and a convenient laundry room with an additional WC enhance the practicality of the layout. The utility area adds further convenience to daily living.

Ascend to the first floor, where you will find a very large bedroom that offers a peaceful retreat, along with a family bathroom that caters to the needs of the household.

Outside, the property is equally impressive, with extensive block paved driveway leading to a single car garage. The large private lawned gardens provide a serene outdoor space for relaxation and play, perfect for families or those who enjoy gardening.

This delightful dormer style home is gas centrally heated and features PVCu double glazing throughout, ensuring comfort and energy efficiency. With its spacious layout and prime location, this property is an exceptional opportunity for those seeking a family home in Wolverhampton.

The internal accommodation may be more fully detailed as follows:- (all measurements approximate)

## ON THE GROUND FLOOR

### AN ENCLOSED STORM PORCH

With laminate flooring, coved ceiling and PVCu double glazed windows to two elevations. A fully glazed internal door with side panels opens into the:-

### LARGE AND WELCOMING RECEPTION HALLWAY

Having an easy rise spindled balustrade staircase leading to the first floor loft conversion, double panel radiator with thermostatic valve and doors radiating to the following:-

### FRONT BEDROOM ONE measuring

14'6" x 11'5" min (4.43m x 3.5m min)

Having a PVCu double glazed bow window to the front aspect, double panel radiator with thermostatic valve, Herringbone style parquet effect flooring and a comprehensive range of French Pine built in bedroom furniture incorporating two double and two single wardrobes, bedside tables, dressing table fitment, coved ceiling and cupboards above the bed space.

### MIDDLE BEDROOM TWO measuring

10'2" x 10'0" (3.1m x 3.05m)

Also having a range of built in bedroom furniture incorporating one single and one double wardrobe with dressing table fitment, single panel radiator with thermostatic valve, coved ceiling and PVCu double glazed window to the side aspect.

### REAR BEDROOM THREE measuring

14'5" x 11'9" (4.4m x 3.6m)

Also having a comprehensive range of built in bedroom furniture incorporating three double wardrobes, dressing table fitment and bedside cabinets with coved ceiling, double panel radiator and thermostatic valve and PVCu double glazed window to the rear aspect.

### FULLY TILED SHOWER ROOM/WC

Comprehensively equipped in a range of built in storage cupboards to include a walk in shower with glazed screen and gravity feed shower, double panel radiator, pedestal wash hand basin, low level WC with concealed cistern, ceramic floor tiling and PVCu double glazed window to the side aspect.

### LAUNDRY ROOM/WC measuring

10'0" x 5'2" (3.05m x 1.6m)

Also being fully tiled to the walls and floor, incorporating a vanity wash hand basin, plumbing connections for automatic washing machine, low level close coupled WC, double panelled radiator with thermostatic valve, built in linen storage cupboard and PVCu double glazed window to the side aspect.

### FITTED KITCHEN measuring

11'5" x 12'1" (3.5m x 3.7m)

Having a range of base and wall units in pearwood with contrasting roll topped work surfaces incorporating a one and a half bowl cream coloured single drainer sink unit with mixer tap, a Hotpoint four ring gas hob with extractor hood over, a Stoves eye level fan assisted electric double oven, integrated Indesit full sized dishwasher and integrated larder fridge, ceramic tiling to the floor and splash back areas, PVCu double glazed window to the front aspect, double panel radiator with thermostatic valve and door leading into the:-

### FRONT LOUNGE measuring

18'0" x 14'5" (5.5m x 4.4m)

The focal point of which is provided by an Adam style fireplace with raised hearth and inset flame effect electric fire. There is a double panel radiator with thermostatic valve, coved ceiling and PVCu double glazed bow window overlooking the fore garden. A glazed door and side panel provide access to the:-

### REAR LOUNGE AREA measuring

18'7" x 14'9" (5.67m x 4.5m)

Having a built in double wardrobe, one double and one single panel radiator each with thermostatic valves, wall and ceiling lighting, coved ceiling and PVCu double glazed bow window overlooking the rear garden and double glazed sliding patio door leading onto the rear terrace.

### DINING ROOM measuring

18'0" x 11'9" (5.5m x 3.6m)

Having a chimney breast with fireplace, raised hearth and capped fire, double panel radiator with thermostatic valve, coved ceiling, wall and ceiling lighting and PVCu double glazed bow window overlooking the rear garden.

### UTILITY ROOM measuring

9'0" x 12'1" (2.76m x 3.7m)

Having a single panel radiator with thermostatic valve, personal door leading to the garage and PVCu double glazed window to the rear and personal door leading to the rear garden.

### ON THE FIRST FLOOR

### A LANDING AREA

With door to the former airing cupboard/storage room and doors radiating to the:-

### MASTER BEDROOM SUITE measuring

32'3" max x 14'9" (9.85m max x 4.5m)

Having a comprehensive range of built in bedroom furniture which includes a central island wardrobe area, dressing table fitment, bedside tables and drawer units, two single panel radiators, one having a thermostatic valve and PVCu double glazed windows to the front and rear elevations.

### FAMILY BATHROOM/WC measuring

12'9" max x 10'0" max (3.9m max x 3.05m max)

Having a white suite comprised of panelled bath, pedestal wash hand basin, low level close coupled WC and bidet, PVCu double glazed window to the rear aspect, double panel radiator with thermostatic valve and ceramic tiling to splash back areas.

### OUTSIDE

### INTEGRAL GARAGE measuring

9'2" x 24'3" (2.8m x 7.4m)

Having a roller shutter door, vehicular access, also housing the free standing Worcester Greenstar combination/condensing boiler, together with gas and electric meter cupboards.



### GARDENS

The property is approached through remote control operated wrought iron double vehicular gates leading to an extensive block paved driveway providing parking for several vehicles. There is a mature lawn with herbaceous borders, together with access to both sides of the property, leading to the rear patio and extensive lawned garden which is both private and well stocked.

### GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band F.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrior & Co on 01922 404446.