



12 Lewis Grove
Wednesfield, WV11 3HR

peterjames
PROPERTY

12 Lewis Grove

Wolverhampton – 2.9 miles
Birmingham – 16.2 miles
(Distances are approximate)

A sizeable, extended 4-bedroom house on a convenient Wednesfield cul-de-sac, perfect for families.

Porch
Hall
Lounge
Breakfast Kitchen
Study/dining space
Ground-floor bathroom
Utility
First-floor bathroom
Master bedroom with en-suite
Large second bedroom
One further double bedroom
Wide rear garden
Driveway parking



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This extended and deceptively spacious 4-bedroom semi-detached house offers well-presented living at the end of a quiet Wednesfield cul-de-sac. Close to a choice of schools, notably the Perry Hall and Edward the Elder primary schools, the property is ideal for families with numerous parks and green spaces nearby. Bentley Bridge retail park is also just a few minutes away, in addition to numerous local amenities including eateries, shops, and bus stops. The house sits on a sizeable dovetail plot and provides an attractive lounge with fireplace, a large, modern breakfast kitchen, and an open-plan dining area or study, having a second fireplace and doors to the rear garden. With a sizeable ground-floor bedroom and bathroom beside the useful utility, the property boasts a first-floor master bedroom with en suite, a first-floor bathroom, and two additional double rooms. Plenty of driveway parking is available at the front elevation and the rear garden is impressively wide, offering ample space for growing families.



At the front of the property a sliding door opens to a **porch**, where a second door continues to the **hall**. On the left, one enters the sizeable **lounge**, illuminated by a wide bay window at the front of the property and having a gas fireplace sit into a grey surround. A store cupboard is also provided beneath the stairs. Off the lounge, the property's extended **breakfast kitchen** is exceptionally spacious, presented to an excellent standard with panelled white units and contrasting, contemporary worktops. A rectangular island offers breakfast bar dining and the kitchen includes space for a washing machine and a large American-style fridge-freezer, alongside an integrated dishwasher and a steel range cooker with induction hob. The open-plan layout flows onto a comfortable **dining room**, enjoying patio doors to the garden at the rear and a minimalist fireplace. A door continues to the **utility**, providing further space for appliances, an alternative entrance door from the driveway, and a door to the third reception room or **fourth double bedroom**. A substantial **bathroom** is also provided across the utility, with a white suite including a luxurious freestanding bath and a walk-in shower, complemented by herringbone-style flooring and neutral modern tiles.

Opposite the entrance door, stairs continue to the central landing, where the very generous **second bedroom with dressing area** is located to the right, lit by dual-aspect windows. Across the landing at the front of the property, the **master bedroom** is a comfortable double room with an **en suite**, having a white suite with walk-in shower. At the rear, the **third bedroom** is a good-sized double room with garden views. Adjacent, the **first-floor bathroom** is of very good size with white fixtures including a large corner bath.

This attractive home boasts ample block-paved driveway parking at the front aspect, before a gate on the right-hand side continuing to the rear garden. The garden is unusually spacious, occupying a dovetail plot that widens towards the rear and includes both paved and decked areas, in addition to lawn space, planted beds, and a large timber shed.

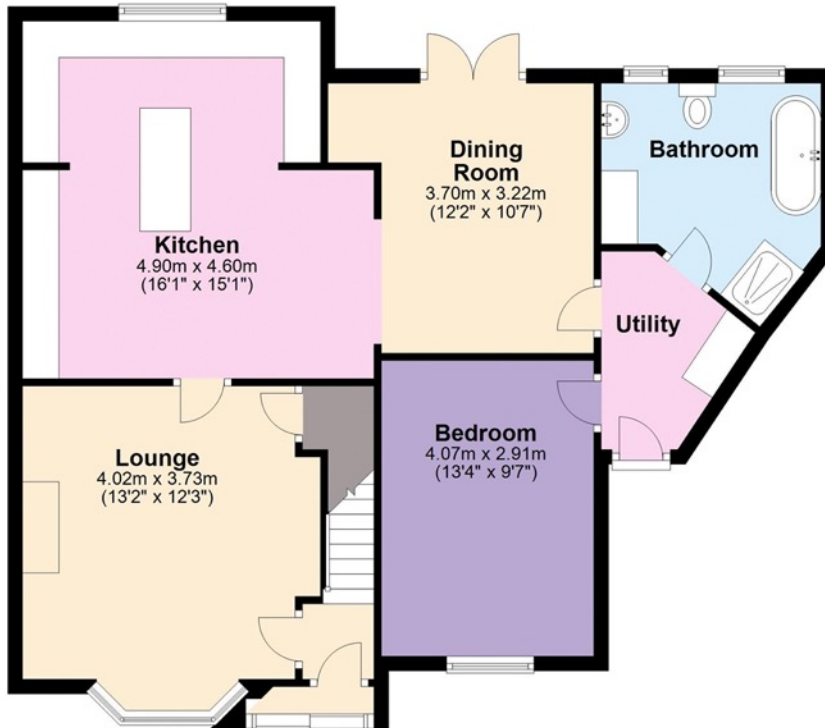
Situation

Five minutes' walk from considerable amenities, including shops, eateries, and a post office, the property occupies a cul-de-sac position close to both the Wednesfield and Perry Hall parks, perfect for families. The centre of Wolverhampton is available within a short drive and Bentley Bridge Leisure Park is particularly close at hand. Bus stops are provided within a couple of minutes' walk and both the M54 and M6 motorways are close at hand, offering convenient commuting to Birmingham, Stafford, Dudley, and other surrounding conurbations. Wednesfield Academy, for secondary pupils, is only seven minutes away on foot and both the well-regarded Edward the Elder and Perry Hall primary schools are within easy reach of the house.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

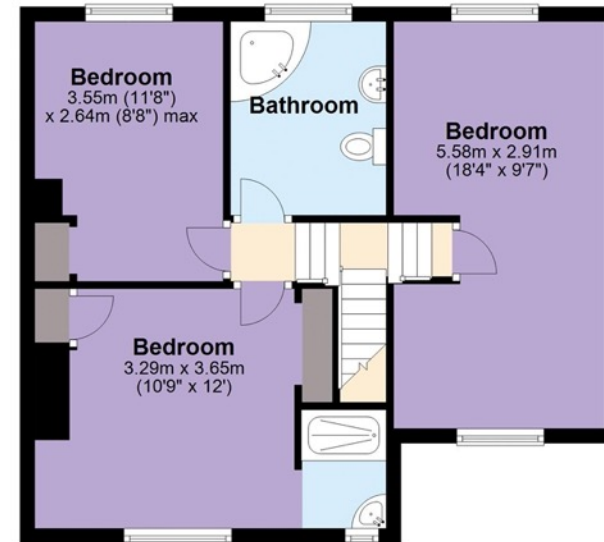
Ground Floor

Approx. 79.8 sq. metres (858.6 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 130.4 sq. metres (1403.3 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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