



**Sherringham Drive, Essington**  
Wolverhampton, WV11 2EB

**SKITTS**  
ESTATE AGENTS

## Accommodation description

This spacious and well-presented four-bedroom detached home is located on a peaceful residential street and offers flexible family living with both style and practicality. A block-paved driveway provides ample off-road parking, complemented by a carport and double-length garage to the side of the property — complete with a rear window, internal side access door to the garden, and double doors to front entrance. Entering the property through the front porch, you're welcomed into a generous entrance hall with a downstairs WC, featuring a side-facing window, WC, and washbasin. The hallway leads to both the kitchen and lounge, with stairs rising to the first floor. The lounge, located at the front of the home, features a large bay window that fills the room with natural light, a feature fireplace with surround, and an inset storage cupboard. A single door from the lounge provides access to the dining room, which is a bright and airy space ideal for entertaining, and opens directly into a fully glazed conservatory via double patio doors. The conservatory also offers garden access through French doors and benefits from a tranquil outlook across the landscaped rear garden. The kitchen is modern and tastefully finished with neutral tones, ample wall and base units, sleek worktops, and contemporary fittings. It can be accessed from both the dining room and the entrance hall, creating an easy and natural flow through the downstairs living space. Upstairs, the property offers four well-proportioned bedrooms and a

family bathroom. The main bathroom is positioned at the rear and includes a bath, WC and a separate shower cubicle and a frosted rear window. Bedrooms one and two are situated at the front of the property and both benefit from inset wardrobes and large front-facing windows, while bedrooms three and four are at the rear and enjoy views across the rear garden. Bedroom three also features sliding door wardrobes. Outside, the rear garden is beautifully landscaped with a lawned central area surrounded by paved pathways, mature borders, and decorative wooden trellising. A private space behind the garage has been thoughtfully set up as an area for barbecues.

Entrance Porch

Entrance Hall

Ground Floor W.C.

Lounge: 16' 6" x 13' 2" (5.03m x 4.02m)

Dining Room: 11' 3" x 8' 1" (3.42m x 2.47m)

**Kitchen:** 12' 7" x 8' 2" (3.83m x 2.50m)

**Conservatory:** 11' 0" x 8' 10" (3.35m x 2.69m)

## **On The First Floor**

### **Landing**

**Main Bedroom:** 14' 6" x 8' 4" (4.43m x 2.53m)

**Bedroom Two:** 11' 5" x 9' 8" (3.47m x 2.94m)

**Bedroom Three:** 8' 5" x 7' 8" (2.56m x 2.33m)

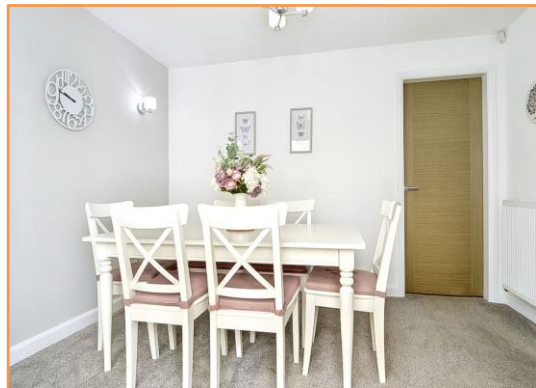
**Bedroom Four:** 8' 5" x 6' 9" (2.56m x 2.07m)

**Bathroom:** 9' 1" x 5' 5" (2.77m x 1.64m)

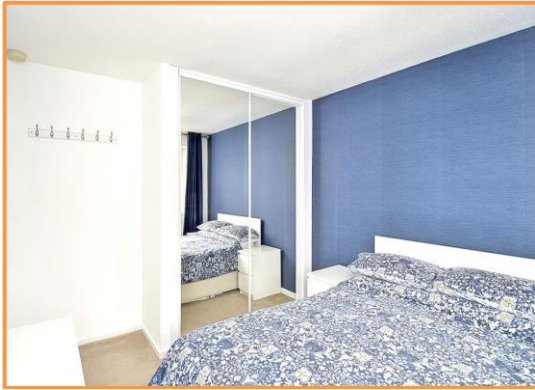
**Garage** 34' 0" x 10' 0" (10.36m x 3.05m)

**BUYERS INFORMATION:** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.









# General information

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

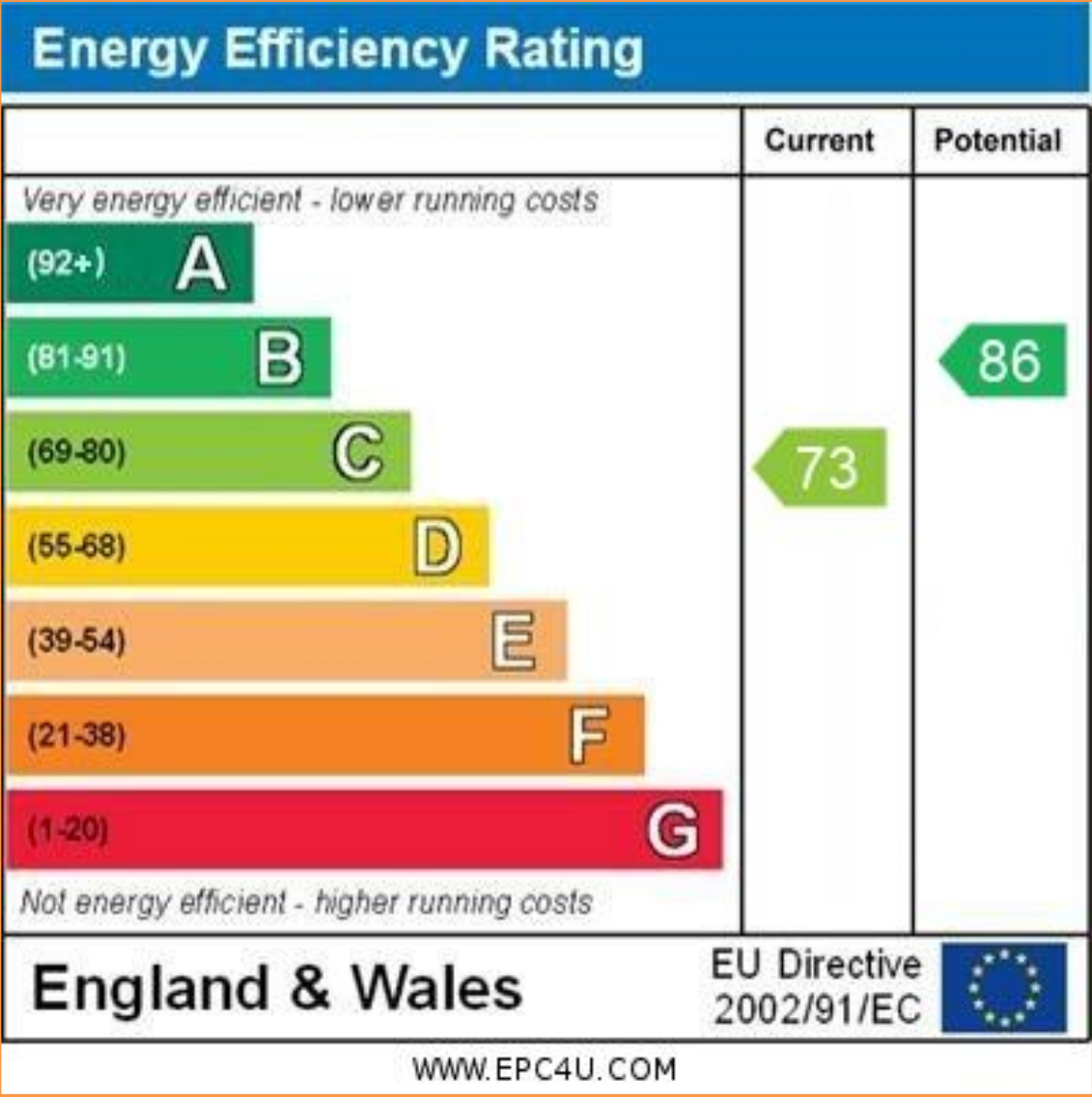
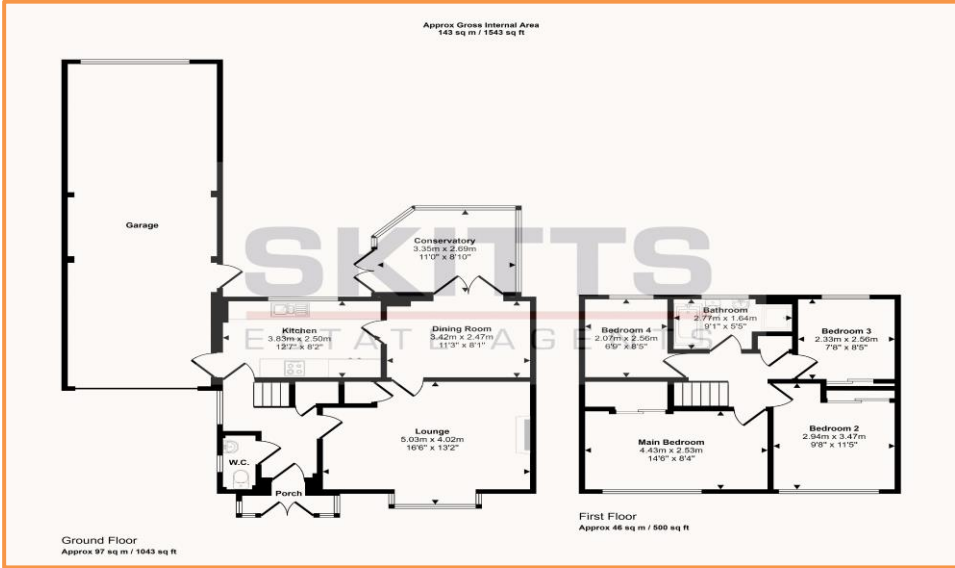
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



**£395,000**

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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