



DOUBLE DETACHED GARAGE TO SIDE

Connells

Spires Croft
Shareshill Wolverhampton



Property Description

Connells Award Winning Estate Agents offers for sale a beautifully presented CHAIN FREE modern executive corner plot family home situated in a sought after location cul-de-sac location

Externally there is a large double detached garage (IDEAL FOR CONVERSION SUBJECT TO RELEVANT PERMISSIONS), front, side and rear garden with large parking area. Internally there is an entrance hall, sun room, entertainment kitchen diner, guest wc, family lounge. The first floor has four bedrooms, master en-suite and separate family bathroom.

The Location & Area

Situated in the ever popular Shareshill village which offers fantastic commuting access to the M6 and M54 motorways. There is an abundance of shopping within Cannock, Penkrige and Wolverhampton which also includes Bentley Bridge shopping development. Within Shareshill there is a local post office/shop and a school.

Entrance Hall

Door to front, beautiful Minton flooring, doors to various rooms, double doors to conservatory which can be opening making the hall larger and perfect for any entertaining event.

Ground Floor Wc

Window to front, low level wc, wash hand basin with vanity unit, central heating radiator, door to entrance hall.

Lounge

19' max x 10' 10" (5.79m max x 3.30m)
Having a dual aspect room with double glazed window to front and rear, small window to side, fire with surround, central heating radiator, double doors to entrance hall.

Kitchen Diner

24' 1" max x 12' max (7.34m max x 3.66m max)

Dual aspect with double glazed box bay window to front and window to rear with door, Shaker style cream wall and base units with granite work surfaces and breakfast bar, sink and drainer integrated into work surface, space for Range cooker, cooker hood, integrated appliances to including dishwasher, washing machine & dryer, microwave, spotlights to ceiling, underfloor heating, door to lounge.

Conservatory

Windows and double doors to garden, Minton flooring, double doors to lounge.



First Floor Landing

Double glazed window to front, airing cupboard, central heating radiator, loft access, doors to various rooms.

Bedroom One

11' max x 10' 11" max (3.35m max x 3.33m max)

Double glazed window to front, central heating radiator, built-in wardrobes, door to landing.

En-Suite

Double glazed window, shower cubicle with shower, granite sink and matching taps, low level wc, part tiled walls, central heating radiator, door to Bedroom One.

Bedroom Two

9' 1" max x 13' max (2.77m max x 3.96m max)

Double glazed window to rear, central heating radiator, spotlights to ceiling, door to landing.

Bedroom Three

9' max x 13' max (2.74m max x 3.96m max)

Double glazed window to front, central heating radiator, built-in wardrobes, door to landing.

Bedroom Four

10' max x 9' 1" max (3.05m max x 2.77m max)

Double glazed window to front, central heating radiator, built-in cupboard, spotlights to ceiling, door to landing.

Family Bathroom

Window to rear, bath with shower over, granite sink and matching taps, large vanity wall mirror, wall mounted radiator, spotlights to ceiling, door to landing.

Outside Front

Shrubbery, trees, lawned area, pathway to front door, driveway for multiple cars.

Outside Rear

Large patio area which can access from the kitchen or conservatory, lawned area, fence and brick surround, decked area, shrubbery and trees, ambient lightings, electric points, water feature.

Double Detached Garage

Situated to the side of the property. Two up and over doors to front (right is remote controlled). The garage is currently used for storage.

Agents Note

The property benefits from having a fitted alarm system.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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