



Connells

Hilton Grange Hilton Road
Featherstone Wolverhampton

Hilton Grange Hilton Road Featherstone Wolverhampton WV10 7AQ

for sale offers in excess of
£599,995



Property Description

Connells Award Winning Estate Agents offer for sale this beautifully presented and unique detached family residence. Externally this home has a large frontage providing ample off road parking and remote control electric gated entry. The property also has a beautifully presented rear garden with entertainment patio area.

Internally the property has an entrance hall with feature parquet flooring, ground floor shower room, spacious lounge with feature wall mounted fire and adjoining dining area. The ground floor also has a large feature entertainment orangery to rear, wonderful refitted entertainment kitchen diner with small utility and a sitting room to side. The first and second floors have a fantastic selection of four double bedrooms, family bathroom and further fitted shower room. The master bedroom on the second floor also has a walk in dressing area/ home office.

For further details on this wonderful family home please contact Connells.

Location And Area

Situated in the Featherstone area of Wolverhampton which offers fantastic commuting access to the M54 and M6 motorways, the i54 commercial development is also conveniently located nearby and there is a selection of local shopping with further shopping areas available within the locations of Cannock, Wolverhampton, Wednesfield and Penkridge. Popular schooling can be found with neighbouring areas along with popular eateries and public houses.

Entrance Hall

Feature oak parquet flooring, double glazed door to front, feature stairs with hand rail and spindles leading to the first floor landing, central heated radiator, storage cupboard, doors to various rooms.

Ground Floor Shower Room

Low flush toilet, round wash basin set in a vanity unit, walk in shower area, spotlights to ceiling, tiled floor, tiled walls, LED feature wall mounted mirror, double glazed window to front, door to entrance hall.

Lounge

18' 6" x 13' 9" into recess (5.64m x 4.19m into recess)

Double glazed bow window to front, feature bifolding doors leading to the orangery, sliding doors to the dining area, door to entrance hall, two central heated radiators, feature wall mounted electric living flame effect fire with complimentary recess spotlights.

Dining Room

11' x 12' 7" (3.35m x 3.84m)

Double glazed bifolding doors to orangery, picture rail with shelving, sliding doors to lounge, central heated radiator, door to entrance hall.

Entertainment Kitchen Diner

17' x 13' (5.18m x 3.96m)

Double glazed door and window to rear garden, fantastic selection of refitted wall and base units with granite/ quartz worktops, walk in larder/ utility area, double glazed door to front access, doors to internal rooms. A fantastic selection of integrated appliances which includes integrated wine cooler, double oven with complimentary matching microwave, integrated fridge, integrated dishwasher, six burner gas hob with extractor, spotlights to ceiling, one and a half inset drainer sink, doors to various rooms.

Sitting Room

10' x 18' 7" (3.05m x 5.66m)

Door to entertainment kitchen diner, central heated radiator, spotlights to ceiling, double glazed french doors to the entertainment patio area, double glazed bow window to front, loft access with pull down ladders and floor boarding.

Loft Area

Pull down ladders leading to the sitting area, floor boarding.

Orangery

23' x 12' 7" max narrowing to 9' 7" min (7.01m x 3.84m max narrowing to 2.92m min)

Selection of double glazed french doors and double glazed windows overlooking the rear garden. A number of double glazed bifolding doors leading to the internal part of the property, three double glazed skylights, warm roof with vaulted ceilings, feature window indoor blinds, spotlights to ceiling and under floor heating.

First Floor Landing

Feature hand rail and spindles leading to the ground floor, stairs to the second floor, double glazed window to front, doors to various rooms.

Bedroom Two

17' 7" x 12' (5.36m x 3.66m)

Double glazed window to rear, built in wardrobe, two central heated radiators, spotlights, double glazed window to front, door to first floor landing.

Bedroom Three

15' 2" x 9' 5" (4.62m x 2.87m)

Double glazed window to rear, built in wardrobe, central heated radiator, spotlights, door to first floor landing.

Bedroom Four

11' x 11' 6" into wardrobe (3.35m x 3.51m into wardrobe)

Double glazed window to rear, built in wardrobe, central heated radiator, door to first floor landing.

Bathroom

Double glazed window to rear, fitted jacuzzi spa bath with shower and screen, low flush toilet wash basin set in a vanity unit, tiled floor, tiled walls, heated towel rail, spotlights to ceiling, door to first floor landing.

Second Floor Landing

Double glazed window to rear, stairs to the ground floor, doors to various rooms.

Bedroom One

18' x 9' 3" (5.49m x 2.82m)

Double glazed window to rear, selection of built in wardrobes, double glazed french doors with Juliet balcony overlooking the rear garden, door to second floor landing, door to dressing area/ study, spotlights to ceiling, walk in storage cupboard, central heated radiator.

Dressing Area/ Study

Small door to master bedrooms, double glazed skylight to side, spotlights to ceiling. This room has various usage options.

Bathroom Two

Walk in shower area, low flush toilet, wall mounted wash basin set in a vanity unit, double glazed window to rear, spotlights to ceiling, tiled wall, tiled floor, extractor fan.

Outside Front

Brick built entry wall with complimentary pillars, wrought iron gated remote access entrance leading to the large car parking area with a bordering hedge, selection of trees, plants and shrubs and tarmacked parking area with bin store and gated access leading to the rear garden and front garden shed.

Outside Rear

Large cobbled entertainment patio area, duel steps leading to the raised lawned area where there is a selection of trees, plants and shrubs, water tap, summer house, gate to the front access.

Agents Note

Connells are recommending viewing to appreciate this rare and unique detached family home on offer. Hilton Grange is a well known family residence which requires viewing to appreciate. The home owners have advised Connells that the solar panels belong to the property offering a cost saving.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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