



**Connells**

Spires Croft  
Shreshill Wolverhampton





### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a pleasantly presented modern detached family home, situated in the ever sought after rural village and within a popular rural cul-de-sac location.

This wonderful family home has ample off road parking, pleasant front and rear gardens and DOUBLE GARAGE TO SIDE WITH UPPER STORAGE AREAS. Internally there is a main entrance hall, ground floor wc, spacious lounge with separate 26ft entertainment kitchen diner, utility, conservatory and home office. The first floor has four double bedrooms, a large landing area, master en-suite and a separate family bathroom.

For further details please contact Connells.

### Location And Area

Situated in the ever sought after rural village of Shareshill which is conveniently located for the M54 and M6 motorways. The i54 commercial development, Wednesfield Bentley Bridge shopping centre and New Cross Hospital are all conveniently located nearby as well as Cannock shopping outlets.

### Entrance Hall

Double glazed door to front access, internal doors to various rooms, door to rear conservatory, tiled flooring, central heated radiator, storage cupboard, stairs to first floor landing.

### Lounge

19' x 11' ( 5.79m x 3.35m )

Double glazed window to front, double glazed window to rear, door to hall, fitted fire with surround, two central heated radiators, two small double glazed windows to side.

### Entertainment Kitchen Diner

26' 8" into bay x 12' 1" ( 8.13m into bay x 3.68m )

Two central heated radiators, double glazed bay window to front, doors to various rooms, double glazed window to rear, selection of fitted wall and base units, roll top worksurfaces, one and a half drainer sink unit, integrated dishwasher, integrated fridge and freezer, gas hob with oven and extractor, tiled floor, spotlights to ceilings.

### Conservatory/ Sunroom

12' x 8' ( 3.66m x 2.44m )

French glazed doors to main entrance hall, double glazed french doors to rear access, double glazed windows to rear, tiled flooring.

### Utility

10' 6" max x 8' 9" max ( 3.20m max x 2.67m max )

Internal doors to various rooms, base units with roll top worksurfaces, plumbing for washing machine, extractor fan, central heated radiator, double glazed window to rear access, loft access.

## Home Office/ Study Area

10' max narrowing to 7' 2" min x 8' 9" (3.05m max narrowing to 2.18m min x 2.67m )

Double glazed window to front, door to utility area.

## First Floor Landing

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

## Bedroom One

11' x 11' ( 3.35m x 3.35m )

Double glazed window to front, built in wardrobe, door to landing, central heated radiator, door to en-suite.

## En-Suite

Double glazed window to rear, walk in shower area, wash basin set in a vanity unit, low flush toilet, extractor fan, heated towel rail, tiled floor, tiled walls, door to bedroom one.

## Bedroom Two

13' 1" x 9' 1" into wardrobes ( 3.99m x 2.77m into wardrobes )

Double glazed window to front, built in wardrobe, door to landing, central heated radiator.

## Bedroom Three

13' 2" x 9' 6" into wardrobes ( 4.01m x 2.90m into wardrobes )

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

## Bedroom Four

10' 6" x 9' 9" max narrowing to 6' 2" min, into wardrobe ( 3.20m x 2.97m max narrowing to 1.88m min, into wardrobe )

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

## Family Bathroom

Double glazed window to side, door to first floor landing, extractor fan, tiled floor, fitted suite with a panelled bath with fitted shower and screen, low flush toilet, wash basin in a vanity unit door to landing.

## Outside Front

Ample off road parking to front, pleasant frontage with lawned area, pathway to front, gate to rear access, trees, plants and shrubs.

## Outside Rear

Paved entertainment patio area, lawned area, gate to front access, external water tap, bordering hedge.

## Double Garage

Two up and over doors to front, double glazed door to side access, storage area.

## Agents Note

Lee Cooke Senior Local Director of Connells Estate Agent in Wolverhampton is recommending viewing to fully appreciate the location of this pleasantly presented modern detached and executive home on offer. The property is situated in the ever sought after village of Sharesill which is conveniently located for the M6 and M54 motorways. The property has a large double garage to front with upper storage area (ideal for conversion subject to relevant permissions).















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329513](http://connells.co.uk/Property/WVH329513)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH329513 - 0007