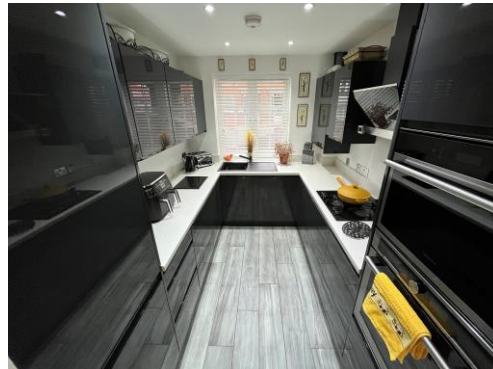




Connells

Havergal Place
Shareshill Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and show home styled modern town house property situated in the ever popular rural village of Shareshill. The property has a low maintenance rear garden with GARAGE & PARKING TO REAR. For further details please contact Connells.

Internally there is an entrance hall, ground floor guest wc (toilet has been removed), a beautifully presented kitchen with adjoining open plan lounge. The first and second floors have a selection of three bedrooms, Jack & Jill bathroom, dressing with adjoining ensuite.

The Location & Area

Situated in the ever popular and beautiful village of Shareshill which offers fantastic commuting access to the M6 and M54 motorways. Popular schooling can be found nearby with further schooling within neighbouring villages. Shopping can be found within the areas of Cannock, Penkridge, Wednesfield and Wolverhampton. There is also a fantastic selection of doctors, dentists and public houses with eateries.

Entrance Hall

Door to front access, feature tiled flooring, oak stairs leading to first floor landing, doors to various rooms.

Ground Floor Guest Wc/ Store

Please note the toilet has been removed however the homeowner is happy to reinstall. Door to lounge.

Lounge

14' 6" x 11' 3" min extending to 16' 1" max (4.42m x 3.43m min extending to 4.90m max)
Double glazed french doors to rear, double glazed window to rear, doors to various rooms, access to kitchen.

Kitchen

9' 9" x 7' 3" (2.97m x 2.21m)
A fantastic selection of fitted wall and base units with under unit light, double glazed window to front, spotlights to ceiling, gas hob with oven and extractor, single drainer sink unit, fitted appliances to include fridge freezer, washing machine and dishwasher, tiled flooring.

First Floor Landing

Oak stairs to second floor landing, oak stairs to ground floor, doors to various rooms.

Bedroom Two

13' x 9' into wardrobes (3.96m x 2.74m into wardrobes)

Two double glazed windows to rear, built-in wardrobes, door to Jack & Jill bathroom, door to first floor landing.

Jack & Jill Bathroom

Feature roll top bath, wall mounted wash basin, low flush toilet, wall mirror, part tiled walls, tiled flooring. spotlights to ceiling, extractor fan, door to first floor landing, door to Bedroom Two,

Bedroom Three

7' 5" x 9' 6" (2.26m x 2.90m)

Double glazed window to front, door to first floor landing.

Second Floor Landing

Oak stairs to first floor, doors to various rooms.

Bedroom One

13' 4" x 11' 7" (4.06m x 3.53m)

Double glazed window to rear, loft access, door to dressing area, door to second floor landing.

Dressing Area

9' 7" x 5' 6" into wardrobe (2.92m x 1.68m into wardrobe)

Double glazed window to front, built-in wardrobe, door to Bedroom One. door to en-suite.

En-Suite

Walk-in shower, wall mounted wash basin, low flush toilet, tiled floor, part tiled walls, spotlights, extractor fan.

Outside Front

Gate and pathway leading to front entrance.

Outside Rear

Low maintenance garden area with patio area, steps with gate leading to parking and garage, power point, garden lighting.

Garage

Electric up and over door to front.

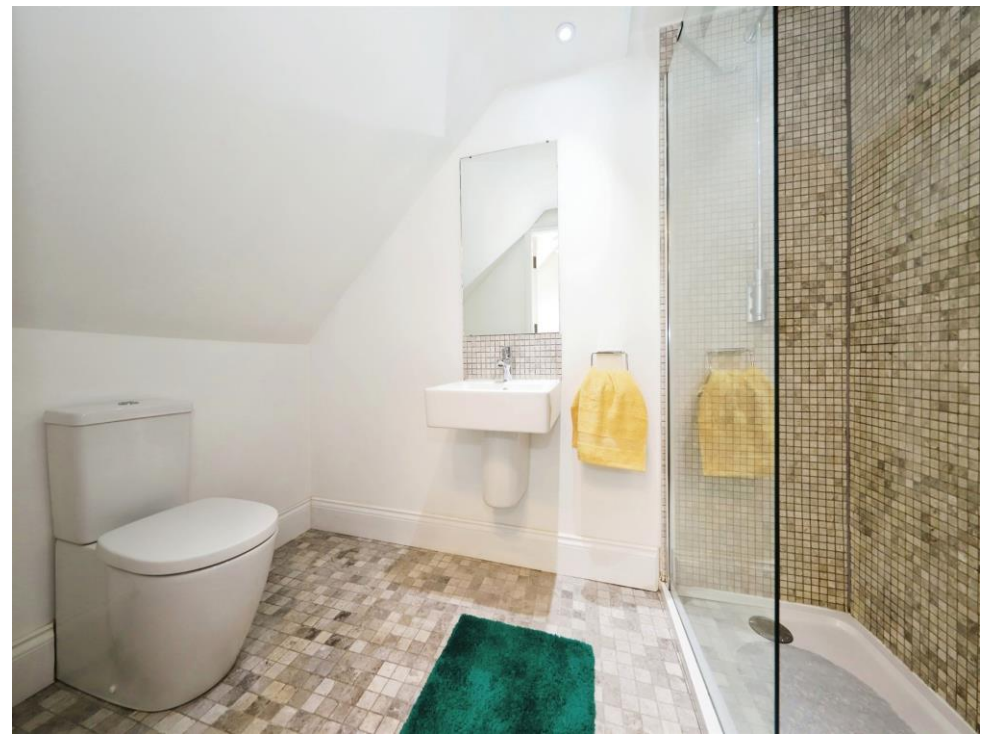
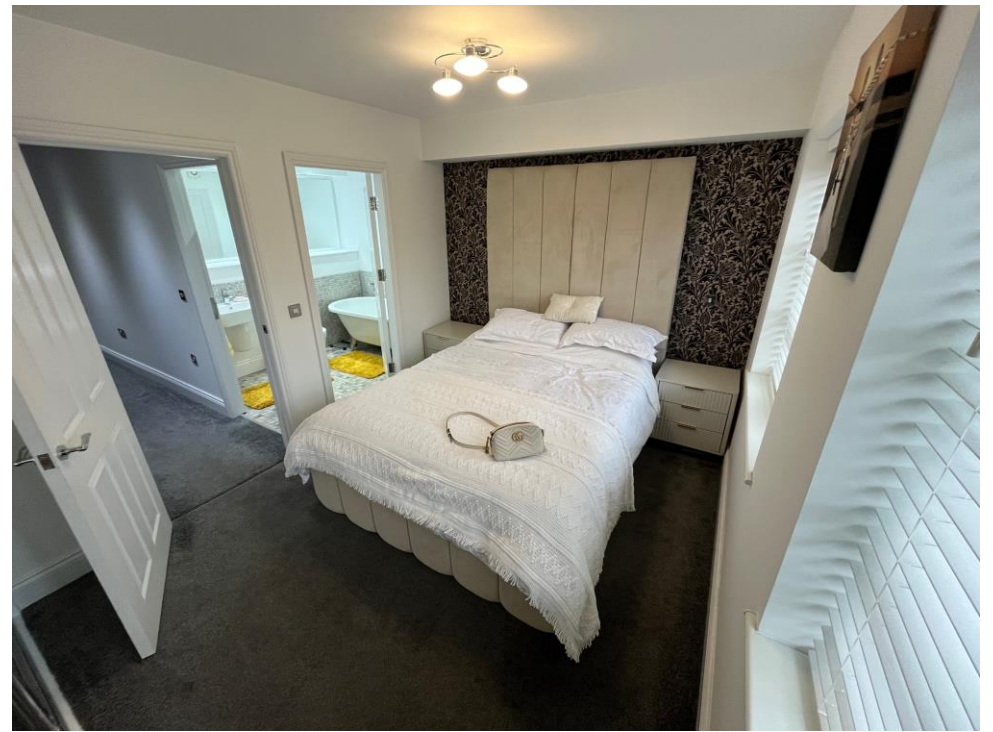
Parking

Having two allocated parking space accessed via a right of way to the rear of the property.

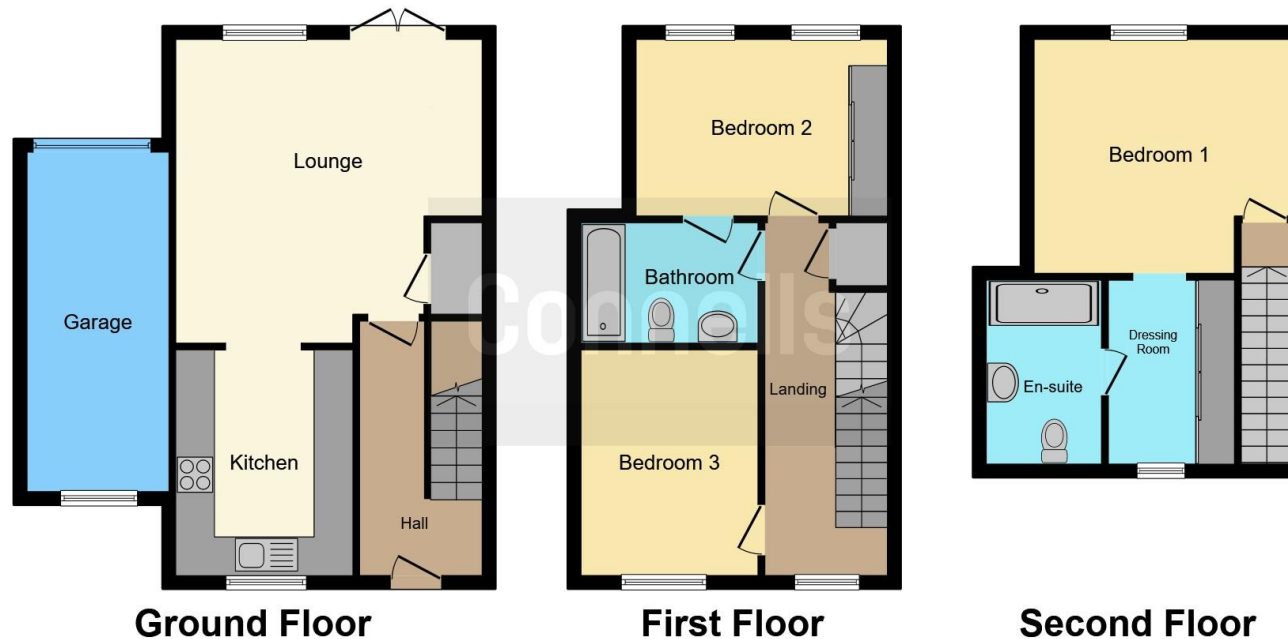
Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details. Please note the property has under floor heating and current guest wc within the lounge area has been removed however the homeowners are happy to reinstall.









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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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH330393

This is a Leasehold property with details as follows; Term of Lease 995 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: WVH330393 - 0005