



**Connells**

St. Marys Close  
Shareshill Wolverhampton





### Property Description

The Award Winning Connells Wolverhampton branch are proud to present St Mary's Close a charming three-bedroom semi-detached family home, nestled in a cul-de-sac in the sought-after village of Shareshill. With its prime location opposite the picturesque St Mary & St Luke's Church, this delightful property offers stunning views from the rear, creating a serene backdrop for family living.

Upon entering, you are greeted by a porch that leads into a spacious entrance hallway. The through lounge / dining room provides an ideal space for relaxation and entertaining. The well-appointed kitchen offers ample storage and access to the garage where the current owners use as a storage area and utility space. Heading upstairs, you will find three generously sized bedrooms, each offering a retreat for family members. The family bathroom ensures practicality for daily living. Outside, the property boasts a charming front garden and off-road parking, adding to its appeal. Additionally, there is an additional plot of garden outside the church's boundary, providing extra outdoor space for your enjoyment. The well-maintained rear garden is a true highlight, offering an enclosed oasis, perfect for summer barbecues, gardening, or simply unwinding in the fresh air.

Don't miss your chance to view this beautiful home. Call the Connells Wolverhampton branch today to book your viewing.

### The Location & Area

St Mary's Close is ideally situated close to local shops, amenities, and provides excellent transport links with easy access to the M6 and M54 motorways, making it perfect for commuters.

### Approach

Set back from the roadside behind a front driveway with front lawn with a plot of garden opposite.

### Entrance Porch

Door leading to the entrance hallway.

### Entrance Hall

Radiator, storage cupboard beneath the stairs, ceiling light point, stairs rising to the first floor and doors leading to the lounge and kitchen.

### Lounge

12' max x 10' 11" min ( 3.66m max x 3.33m min )

Double glazed window to the front, multi-fuel burner, ceiling light point, double radiator, French doors into the dining room and door to the hallway.

### Dining Room

10' x 8' 11" ( 3.05m x 2.72m )

Ceiling light point, double radiator, French doors to the lounge, door to the kitchen and a double glazed sliding door to the rear garden.

## Kitchen

10' x 7' ( 3.05m x 2.13m )

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, gas and electric cooker point, plumbing point for dishwasher, ceiling light point, radiator, double glazed window to the rear and doors leading to the entrance hallway, dining room and garage.

## Utility/ Garage

23' x 8' ( 7.01m x 2.44m )

Double garage door, wall mounted boiler, plumbing point for washing machine, power supply and French doors to the rear garden.

## First Floor Landing

Double glazed window to side, ceiling light and doors to all bedrooms and bathroom.

## Bedroom One

12' max x 10' 10" max ( 3.66m max x 3.30m max )

Double glazed window to the front, ceiling light point and radiator.

## Bedroom Two

10' 10" x 10' ( 3.30m x 3.05m )

Double glazed window to rear, radiator and ceiling light point.

## Bedroom Three

7' x 6' 11" ( 2.13m x 2.11m )

Double glazed window to the front, ceiling light point and radiator.

## Bathroom

Panelled bath, wash hand basin, low flush WC, partly tiled walls, radiator, ceiling light point, extractor fan, storage cupboard, loft access and a double glazed window to the rear.

## Outside Rear

Paved patio with steps down to a lawn, two timber sheds, tap point and flower borders.

## Agents Note

Please note the Vendor advises the solar panels are owned.



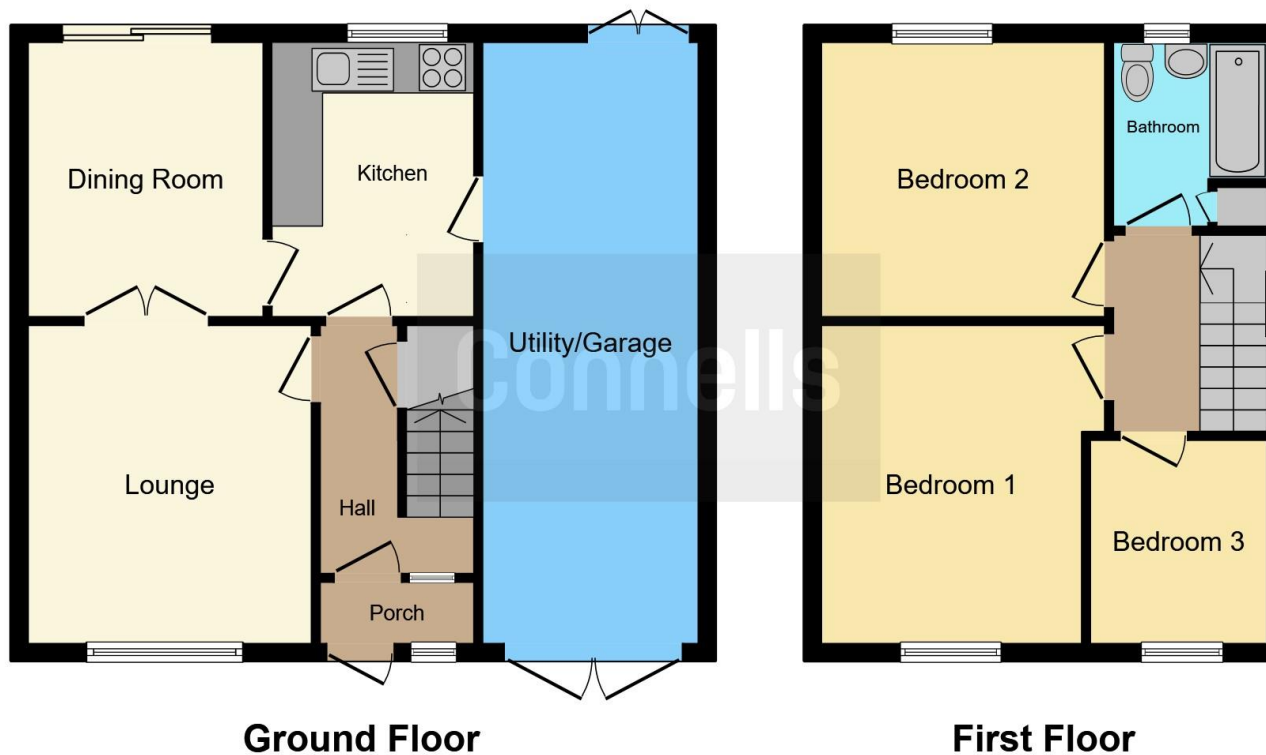












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: A**

Tenure: Freehold

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