

for sale

offers in the region of **£475,000**



Rosemary House Hilton Lane Shareshill Wolverhampton WV10 7HU

"A BEAUTIFULLY PRESENTED RURAL DETACHED FAMILY HOME OFFERING PICTURESQUE COUNTRY SIDE VIEWS TO REAR"

Comprising of ample off road parking, double detached garage, ground floor wc, home office/ bedroom 5, kitchen diner, utility, living room, conservatory, 4 BEDROOMS, en-suite, family bathroom.



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Location And Area

Situated on the outskirts of the ever sought after village of Shareshill within a rural setting offering country side views to rear. The M54 and M6 motorways are also conveniently located in close proximity as well as popular shopping which can be found within the area of Cannock, Wolverhampton, Wednesfield, Walsall, Telford and Penkridge areas. Popular schools, doctors, dentists, public houses and eateries are also within close proximity.

Open Storm Porch

Feature brick built entry open porch with a door to the main entrance hall, wall lighting.

Entrance Hall

Double glazed door to front access, double glazed window to side, feature karndean flooring, central heated radiator, fitted alarm system, storage cupboard, doors to various rooms, bespoke oak staircase with feature glass balustrade leading to the first floor landing.

Ground Floor Wc

Fitted suite with a low flush toilet, wall mounted wash basin, feature karndean flooring, oak door to entrance hall, double glazed window to side, part panelled walls, central heated radiator.

Home Office/ Bedroom Five

9' 3" x 8' 8" (2.82m x 2.64m)

This room has various usage options and is currently being used as an office by the current home owners but has potential for a guest bedroom five.

Double glazed window to front, feature karndean flooring, oak door to hall, central heated radiator.

Entertainment Kitchen Diner

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

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS STUNNING REFITTED AREA.

Comprising of a refitted selection of wall and base units with feature work tops with breakfast bar, glazed internal oak doors to various rooms and archway leading to laundry area. Double glazed window over looking the rear garden, double glazed window and matching double glazed door to side access, fitted smoke alarms, spotlights, central heated radiator, feature extractor hood with induction hob, oven and a selection of integrated appliances which include fridge, dishwasher and inset wash basin, feature karndean flooring and central heated radiator.

Utility

8' 8" x 5' 6" (2.64m x 1.68m)

Double glazed window to side, range of fitted wall and base units with quartz worktops, integrated fridge freezer, integrated microwave, fitted sink, archway to kitchen area.



Lounge

19' 3" x 13' (5.87m x 3.96m)

Double glazed sliding patio doors to conservatory, feature karndeian flooring, glazed door to the entertainment kitchen diner, double glazed window to side, central heated radiator, traditional marble fireplace.

Conservatory

13' x 9' 5" (3.96m x 2.87m)

Double glazed patio doors to main family lounge, double glazed windows overlooking the rear garden, double glazed french doors to rear access, spotlights to ceiling, electric underfloor heating.

First Floor Landing

Double glazed window to side, bespoke oak staircase with glass balustrades and hand rails leading to ground floor level, loft access, doors to various internal rooms, central heated radiator, coved ceiling and airing cupboard.

Bedroom One

19' 4" max x 15' min narrowing to 13' (5.89m max x 4.57m min narrowing to 3.96m)

Double glazed windows with stunning country side views to rear, door to master en-suite, oak door to first floor landing, central heated radiator, spotlights to ceiling, great selection of storage which includes side table, dresser and built in wardrobes with built in worktop.

En-Suite

Walk in double shower area, low flush toilet, wash basin set in a vanity unit, wall lighting, door to bedroom one, heated towel rail, spotlights, extractor fan.

Bedroom Two

12' 1" x 8' 8" min (3.68m x 2.64m min)

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

Bedroom Three

11' x 9' (3.35m x 2.74m)

Double glazed window to side, double glazed window to rear with countryside views, central heated radiator. oak door to first floor landing.

Bedroom Four

12' x 6' 7" (3.66m x 2.01m)

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

Family Bathroom

Double glazed window to side, fitted suite with a panelled bath, fitted shower and screen, wash hand basin set in a vanity unit, low flush toilet, heated towel rail, door to first floor landing, part tiled walls, wall lighting.

Outside Front

Large block paved off road parking area, selection of plants, trees and shrubs with double opening gates leading to the side car parking area.

Side Car Parking Area

Double opening gates to front access with ample side car parking and access to the main rear garden and garage area.

Outside Rear

Beautifully presented rear garden with entertainment stone patio area, large lawned area with a selection of trees, plants and shrubs, access to the side secure car parking area with double opening gates leading to front access, outbuilding housing boiler, stunning country side views, wall lighting, externally power point, security lighting and water tap.

Double Detached Garage

19' x 15' 8" (5.79m x 4.78m)

Situated to the rear of the property with conversion opportunities subject to relevant permissions, up and over door to front access, security lighting, upper storage area.

Agents Note

Lee Cooke Senior Local Director of Connells Wolverhampton is recommending viewing to fully appreciate the current home owners choice of decor and design on this wonderful and highly deceptive family home on offer.

The property is classed as a four bedroom detached home but however has a ground floor home office ideal for guest bedroom five. For further details please contact the Award Winning Estate Agents in Wolverhampton.







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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Property Ref: WVH327307 - 0005

Tenure: Freehold

EPC Rating: D

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