



Connells

Rosemary House Hilton Lane
Sharehill Wolverhampton

Rosemary House Hilton Lane Shareshill Wolverhampton WV10 7HU

for sale offers in excess of
£470,000



Property Description

AN IMPRESSIVE, STYLISH AND BEAUTIFULLY PRESENTED SHOW HOME STYLE DETACHED HOME SITUATED IN A RURAL SETTING ON THE OUTSKIRTS OF SHARESHILL.

Externally this home has large frontage providing ample off road parking with secure gated access leading to a further rear car parking area, there is also a large double detached garage (ideal for conversion). Stunning rear garden with entertainment patio area.

Internally this impressive family home has an open storm porch to front, hallway, ground floor guest wc, home office, wonderful and large open plan entertainment kitchen diner with an adjoining utility room. The ground floor also has a main family living room with adjoining conservatory.

The first floor has a landing area with a selection of four bedrooms, master en-suite and a family bathroom.

Connells are recommending viewing to appreciate the internal condition and stunning country side views this property has to offer.

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 W.C

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 Karndean 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

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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH327307



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH327307 - 0007