



**Connells**

Sherringham Drive  
Essington Wolverhampton



# Sherringham Drive Essington Wolverhampton WV11 2EB

for sale guide price  
**£250,000**



## Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch in Wolverhampton is proud to present this delightful three bedroom detached family home nestled in a corner plot in a cul-de-sac and boasts no onward chain.

Internally the property comprises of an entrance hallway leading to a ground floor WC and a spacious lounge. Adjoining the lounge is a separate dining room with access to a conservatory and well appointed kitchen.

Heading upstairs you'll find three generously size bedrooms with fitted wardrobes and a modern family bathroom.

Outside to the front is off-road parking for ample vehicles with access to a set back garage. To the rear is also a low maintenance rear garden for the family to enjoy.

Viewings are highly recommended so call the Connells Wolverhampton branch today to book your viewing.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Location And Area

Situated off the popular Sneyd Lane which offers fantastic commuting access to M54 and M6 motorways. Shopping can be found nearby within the areas of Bloxwich, Walsall, Wolverhampton, Wednesfield, Cannock and the Bentley Bridge retail park. There is a

fantastic selection of local schooling nearby as well as doctors and dentists.

## Approach

Set back from the roadside in a cul-de-sac with a shared driveway to the main accommodation.

## Entrance Hall

Ceiling light point and doors leading to the ground floor WC and lounge.

## Ground Floor Wc

Low flush WC, wash hand basin, extractor fan, ceiling light point, radiator and double glazed window to the rear

## Lounge

15' 2" max x 13' 1" max ( 4.62m max x 3.99m max )

Double glazed window to the front, ceiling light point, two wall lights, gas fireplace, radiator, stairs rising to the first floor with radiator on the staircase and door to the dining room.

## Dining Room

10' 8" x 8' ( 3.25m x 2.44m )

Ceiling light point, radiator, storage cupboard, doors into the lounge and kitchen and a double glazed sliding door to the conservatory.

## Kitchen

11' x 8' 9" ( 3.35m x 2.67m )

Matching wall base units with inset one and a half stainless steel sink with mixer tap, partly tiled walls, radiator, ceiling light point, electric cooker point, extractor hood over, double glazed window to the rear and doors to the dining room and side access.

## Conservatory

8' 9" x 8' ( 2.67m x 2.44m )

Double glazed windows, extractor fan, wall light and French doors out to the rear garden.

## First Floor Landing

Double glazed window to the side, ceiling light point, loft access, airing cupboard housing the wall mounted boiler and doors leading to all bedrooms and bathroom.

## Bedroom One

12' 4" to fitted wardrobes x 9' ( 3.76m to fitted wardrobes x 2.74m )

Two double glazed windows to the front, radiator, two fitted wardrobes and ceiling light point.

## Bedroom two

11' max x 9' 5" max ( 3.35m max x 2.87m max )

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

## Bedroom Three

8' x 6' 5" ( 2.44m x 1.96m )

Window to the rear, radiator and ceiling light point.

## Bathroom

Panelled bath with shower over, vanity wash hand basin unit with WC, partly tiled walls, extractor fan, ceiling light point, radiator, shaver plug socket point and double glazed window to the rear.

## Outside Rear

Low maintenance rear garden with lawn, shrubbery, timber fencing and access to the rear garage and driveway.

## Rear Garage

back from the roadside with a up and over garage door



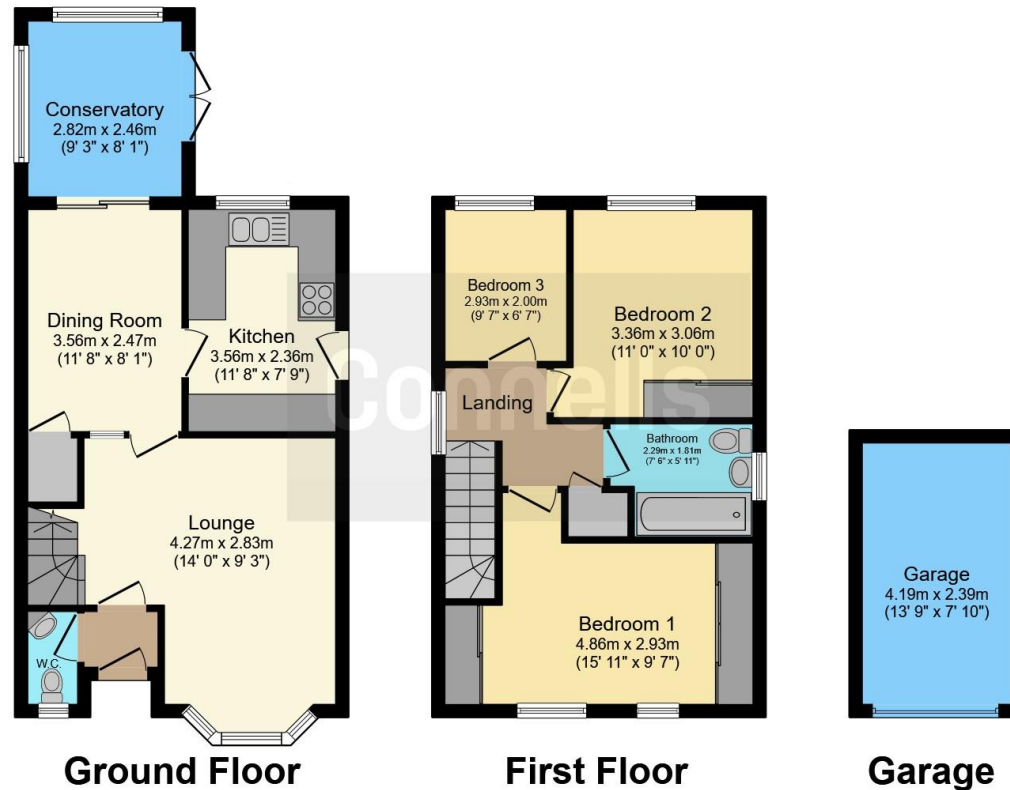












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WVH326156](http://connells.co.uk/Property/WVH326156)



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Property Ref: WVH326156 - 0008