



Connells

Elms Close
Shreshill Wolverhampton

Elms Close Shareshill Wolverhampton WV10 7JT

for sale offers in the region of
£325,000



Property Description

Connells Wolverhampton have the delight to bring to the market this immaculately presented and significantly extended three bedroom family property in a popular cul-de-sac location. Benefiting from being in immaculate condition this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, large formal dining room with feature fire, extended family lounge with french doors to rear garden, large entertainment style kitchen with a range cooker and adjoining utility and downstairs wc. On the first floor there are three double bedrooms and a stylish family shower room.

Externally there is a large driveway to front offering ample off road parking spaces, as well as an enclosed rear garden with gated access to field to rear making this an ideal family property. There is a timber constructed home office with light, power and insulation.

Location And Area

Located in the popular area of Shareshill this fantastic family property sits near to rural countryside walks. The property is also perfectly suited for access to Wolverhampton, Cannock, Birmingham and Telford via the M6 and M54 motorways. Located nearby there are popular bar/ restaurant as well as other local amenities.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Doors to various rooms, understairs storage cupboard.

Dining Room

15' 6" x 9' 8" (4.72m x 2.95m)

Double glazed window to front, radiator, feature fire, wooden flooring, door to lounge, door to entrance hall.

Family Lounge

10' 6" x 16' 7" (3.20m x 5.05m)

Double glazed french doors to rear garden, wood burner, designer column radiator, wooden flooring, door to entrance hall, door to dining room.

Kitchen

16' 7" max x 10' 6" (5.05m max x 3.20m)

Double glazed window to rear, range of wooden wall and base units with space for a Range cooker, inset sink, space for various appliances, roll top worksurfaces, door to utility room.

Utility

6' 8" x 7' 2" (2.03m x 2.18m)

Sink, low flush wc, space for appliances, door to kitchen, glazed window to front.

First Floor Landing

Doors to various rooms.

Bedroom One

10' 11" x 16' (3.33m x 4.88m)

Two double glazed windows to rear, two radiator, door to landing.

Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to front, radiator, door to landing.

Bedroom Three

10' 5" x 10' 10" (3.17m x 3.30m)

Double glazed window to front, fitted wardrobe, radiator, door to landing..

Family Bathroom

Double glazed window to rear, three quarters bath with mixer shower over, low flush toilet, heated towel rail, pedestal sink, door to landing.

Outside Front

Large driveway with ample off road parking.

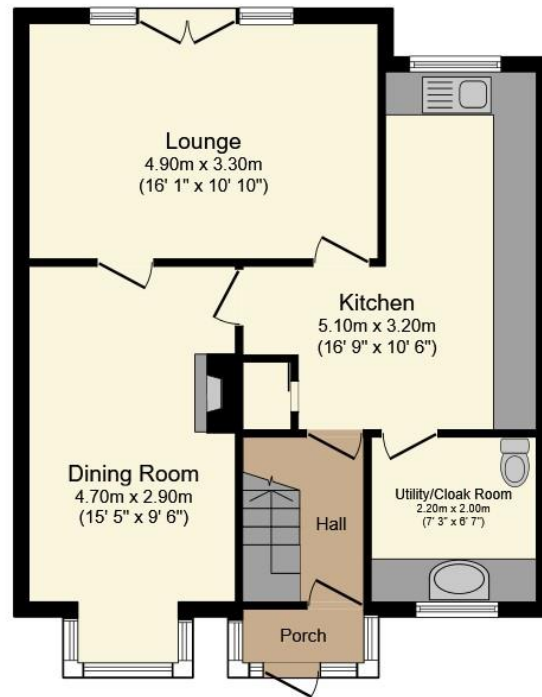
Outside Rear

Detached timber constructed summer house which is ideal as a home office and has light, power and is insulated. In the garden there is a large slabbed garden which is ideal for entertaining and gated access to rear field.









Ground Floor



First Floor

Total floor area 108.9 m² (1,172 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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