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Spires Croft | Wolverhampton | WV10 7JH

Offers In The Region Of £525,000

 **Webbs**
estate agents

Summary

**** EXECUTIVE EXTENDED DETACHED HOME ** 4 BEDROOMS ** RURAL LOCATION ** FOUR RECEPTION ROOMS ** EN-SUITE TO MASTER BEDROOM ** ENVIABLE SIZED KITCHEN/FAMILY ROOM ** ENCLOSED REAR GARDEN ** HIGHLY DESIRABLE LOCATION ** EXCELLENT SCHOOL CATCHMENTS ** DETACHED DOUBLE GARAGE ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to offer for sale this EXTENDED EXECUTIVE detached home in the rural location of Shareshill offering excellent schools, transport links and a local convenience store.

In brief consisting of entrance hallway, guest WC, spacious lounge, sun room overlooking the garden, enviable breakfast kitchen and family room, study and a large utility room.

To the first floor there are four double bedrooms, a family bathroom, and en-suite shower room to the master bedroom, externally the property sits in a quiet end of cul-de-sac location, with front, side and rear gardens, ample off-road parking is provided by detached double garage and driveway.

VIEWING ADVISED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER.

Key Features

- DETACHED EXECUTIVE HOME
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- EXCELLENT SCHOOL CATCHMENTS
- EASY ACCESS TO TRANSPORT LINKS
- RURAL LOCATION
- EN-SUITE TO MASTER
- ENVIABLE BREAKFAST KITCHEN FAMILY ROOM
- QUIET CUL-DE-SAC
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

SPACIOUS LOUNGE

18'11" x 10'9" (5.772 x 3.298)

SUN ROOM

9'2" x 8'5" (2.817 x 2.585)

ENVIABLE BREAKFAST KITCHEN AND FAMILY ROOM

27'2" x 12'0" (8.302 x 3.664)

STUDY

9'7" x 8'9" (2.927 x 2.679)

UTILITY ROOM

10'5" x 8'9" (3.180 x 2.685)

GALLERY LANDING

BEDROOM ONE

10'10" x 10'10" (3.303 x 3.320)

EN-SUITE SHOWER ROOM

7'10" x 6'10" (2.407 x 2.095)

BEDROOM TWO

13'0" x 9'0" (3.978 x 2.752)

BEDROOM THREE

13'0" x 9'0" (3.978 x 2.752)

BEDROOM FOUR

10'4" x 9'8" (3.150 x 2.959)

FAMILY BATHROOM

9'10" x 5'5" (3.003 x 1.675)

DETACHED DOUBLE GARAGE

17'8" x 16'4" (5.4 x 5.0)

FRONT, SIDE AND REAR GARDENS

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES

Identification checks - C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² A 125-150 kWh/m ² B 150-180 kWh/m ² C 180-220 kWh/m ² D 220-250 kWh/m ² E 250-300 kWh/m ² F 300+ kWh/m ² G	82 67	100-125 g/m ² A 125-150 g/m ² B 150-180 g/m ² C 180-220 g/m ² D 220-250 g/m ² E 250-300 g/m ² F 300+ g/m ² G	82 67
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