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FOR SALE

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Hilton Lane | Shareshill, Wolverhampton | WV10 7HU

Open To Offers £450,000

Webbs
estate agents

Summary

MOTIVATED SELLER ** HUGE PLOT ** VILLAGE LOCATION ** VIEWING IS ADVISED **

WEBBS ESTATE AGENTS are delighted to bring to the market this STUNNING THREE-BEDROOM CHARACTER HOME set on a sizeable end plot. The property is located on Hilton Lane within the sought-after village of Shareshill which has plenty of local amenities including a charming post office/store, recently renovated village pub, primary school and village hall not to mention fantastic commuter links with the M6, M6 Toll and M54 motorways in easy reach.

Internally you enter into a tiled entrance area with Utility access to the right-hand side and through to the spacious dining room on the left then onto the lovely farmhouse-style kitchen to the rear. Back through the dining room, you find the large lounge with a beautiful log burner fireplace which helps create an idyllic cosy space. Upstairs you find the landing which leads to THREE DOUBLE BEDROOMS all with ensuite shower rooms, dressing room to bedroom one and walk-in wardrobe to bedroom two.

Externally you approach the property through imposing secure double gates which access the large plot that includes a gravel driveway with parking for numerous vehicles, a vast lawned area which provides plenty of potential, a patio area and a double garage with one side already converted to incorporate a well-equipped gym. There is also a Large workshop/summerhouse including a Victorian

Key Features

- STUNNING CHARACTER HOME
- THREE DOUBLE BEDROOMS
- SEMI DETACHED
- DRESSING ROOM
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFUL FARMHOUSE STYLE KITCHEN
- THREE ENSUITE SHOWER ROOMS
- SPACIOUS LOUNGE & DINING ROOM
- SIZEABLE PLOT
- DETACHED DOUBLE GARAGE

Rooms and Dimensions

DINING ROOM

12'7" x 19'2" (3.85m x 5.85m)

SPACIOUS LOUNGE

23'1" x 13'7" (7.04m x 4.15m)

BREAKFAST KITCHEN

16'2" x 13'2" (4.94m x 4.03m)

UTILITY ROOM

4'11" x 5'3" (1.51m x 1.61m)

GUEST WC

LANDING

BEDROOM ONE

16'0" x 8'9" (4.89m x 2.68m)

DRESSING ROOM

10'2" x 7'4" (3.12m x 2.24m)

ENSUITE SHOWER ROOM

BEDROOM TWO

10'2" x 14'0" (3.12m x 4.29m)

WALK IN WARDROBE

5'4" x 4'8" (1.64m x 1.44m)

ENSUITE SHOWER ROOM

BEDROOM THREE

11'2" x 10'2" (3.42m x 3.10m)

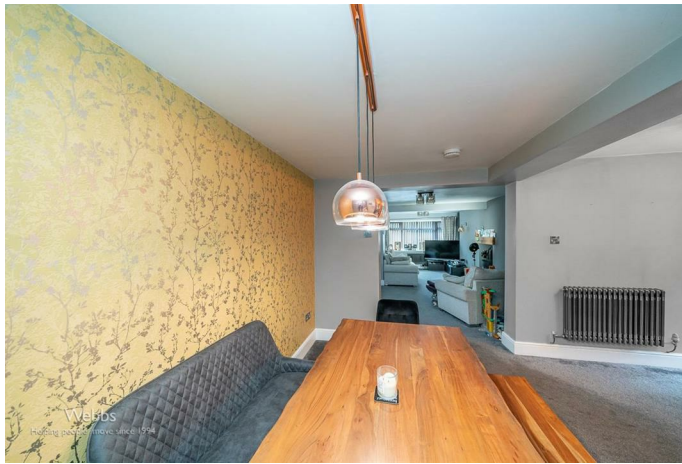
ENSUITE SHOWER ROOM

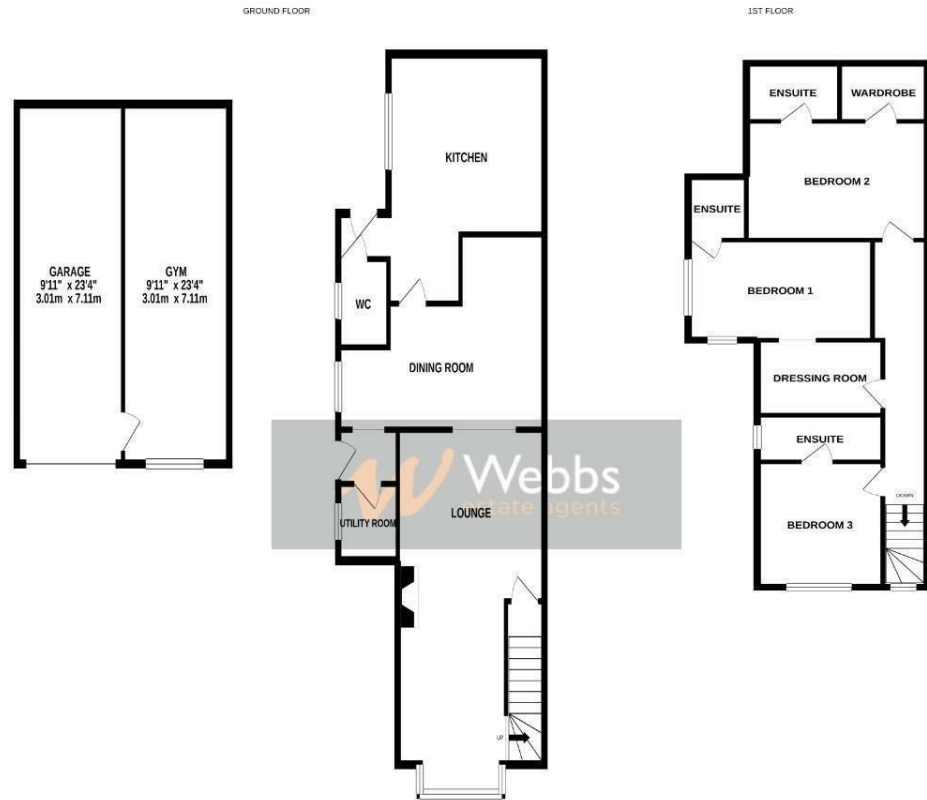
DETACHED DOUBLE GARAGE

SECURE GATED DRIVEWAY

GENEORUS GARDENS







While 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 read 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 |
| <p>Key Average Annual Total Energy Costs</p> <p>10000 A</p> <p>10500 B</p> <p>10900 C</p> <p>11400 D</p> <p>11900 E</p> <p>12400 F</p> <p>12900 G</p> | <p>82</p> | <p>Key Annual CO₂ emissions</p> <p>10000 A</p> <p>10500 B</p> <p>11000 C</p> <p>11500 D</p> <p>12000 E</p> <p>12500 F</p> <p>13000 G</p> | <p>82</p> |
| <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> |

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

