



HILTON GRANGE HILTON ROAD WOLVERHAMPTON, WV10 7AQ

£575,000
FREEHOLD

Stunning detached home standing within private grounds, beautifully presented throughout and offering superb family accommodation. Boasting a wealth of features the property stands behind a large gated frontage and has a delightful mature garden to the rear. Internally there is a spacious lounge, dining room, sitting room, dining kitchen, superb Orangery, ground floor shower room, three first floor bedrooms, house bathroom, impressive second floor bedroom and additional shower room.

Ideally located for access to the Motorway network and convenient for Wolverhampton and Cannock.



HILTON GRANGE HILTON ROAD

• 360 VIRTUAL TOUR AVAILABLE • STUNNING
HOME IN PRIVATE
GROUNDS • ORANGERY • THREE RECEPTION
ROOMS • DINING KITCHEN • FOUR DOUBLE
BEDROOMS • THREE BATHROOMS



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APPROACH

The property is approached via electronically operated double gates opening to a large private driveway providing off road parking for several vehicles.

RECEPTION HALL

Parque flooring, radiator, staircase to the first floor landing, useful cloaks cupboard.

GROUND FLOOR SHOWER ROOM

Double-glazed obscure window to the front, towel rail, tiled floor, tiled walls, ceiling down-lights, and modern suite comprising close-coupled w.c., shower cubicle and sink set in a vanity unit.

LOUNGE

Double-glazed bow window to the front, two radiators, bi-fold doors to the Orangery and an opening through to the dining room.

DINING ROOM

Bi-fold doors to the Orangery, radiator, opening through to the lounge.

ORANGERY

A wonderful addition to the property is the large Orangery overlooking the attractive rear gardens. Fitted with under floor heating, there are ceiling spotlights, double-glazing to the side and rear and two skylight windows.

DINING KITCHEN

Double-glazed window to the rear, radiator, tiled floor, ceiling down-lights and a comprehensive range of fitted wall, drawer and base units with work surfaces above incorporating a sink unit with mixer tap. There is space for an American style fridge freezer and integral appliances include two electric ovens, microwave, 6 ring gas hob, fridge, dishwasher and wine cooler.

Double doors open to a UTILITY CUPBOARD which has plumbing for a washing machine, space for a dryer and additional storage cupboards.

SITTING ROOM

Double-glazed bow window to the front, radiator, ceiling down-lights loft access hatch with drop down ladder and double doors to the rear garden.

FIRST FLOOR LANDING

Double-glazed window to the front, staircase to the second floor.

MASTER BEDROOM

Double-glazed windows to the front and rear, radiator, built in wardrobes.

BEDROOM THREE

Double-glazed window to the rear, radiator, built in wardrobe.

BEDROOM FOUR

Double-glazed window to the rear, radiator, built in wardrobe.

BATHROOM

Double-glazed obscure window to the front, towel rail, tiled floor, tiled walls, ceiling down-lights, and suite comprising jacuzzi spa bath with shower above, low level w.c, and wash hand basin set in a vanity unit.

SECOND FLOOR LANDING

Double-glazed window to the rear.

BEDROOM TWO

Stunning upper floor bedroom with delightful views overlooking the rear garden. Two double-glazed windows, double doors to a Juliet balcony, radiator, walk in wardrobe and additional dressing/storage area.

SHOWER ROOM

Double-glazed obscure window to the rear, tiled floor, ceiling down-lights, towel rail and suite comprising low-level w.c, shower enclosure and sink with vanity cupboard.

REAR GARDEN

To the rear of the property is a private mature garden with full width paved patio area, shaped lawns beyond and a variety of mature tree and shrub borders.

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

COUNCIL TAX

Staffordshire Council - Tax Band E

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

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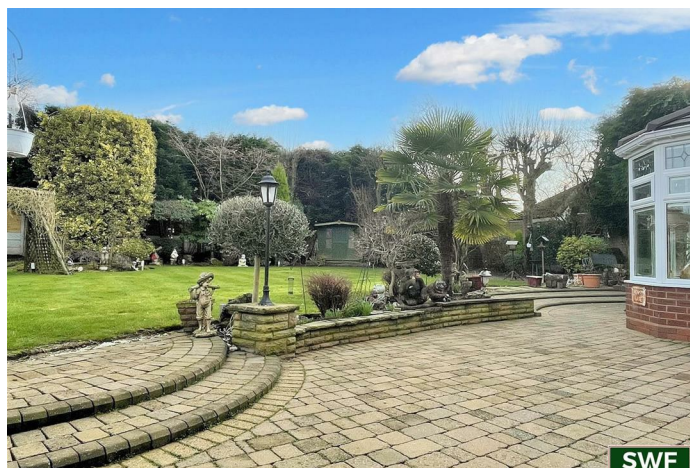
ADDITIONAL INFORMATION

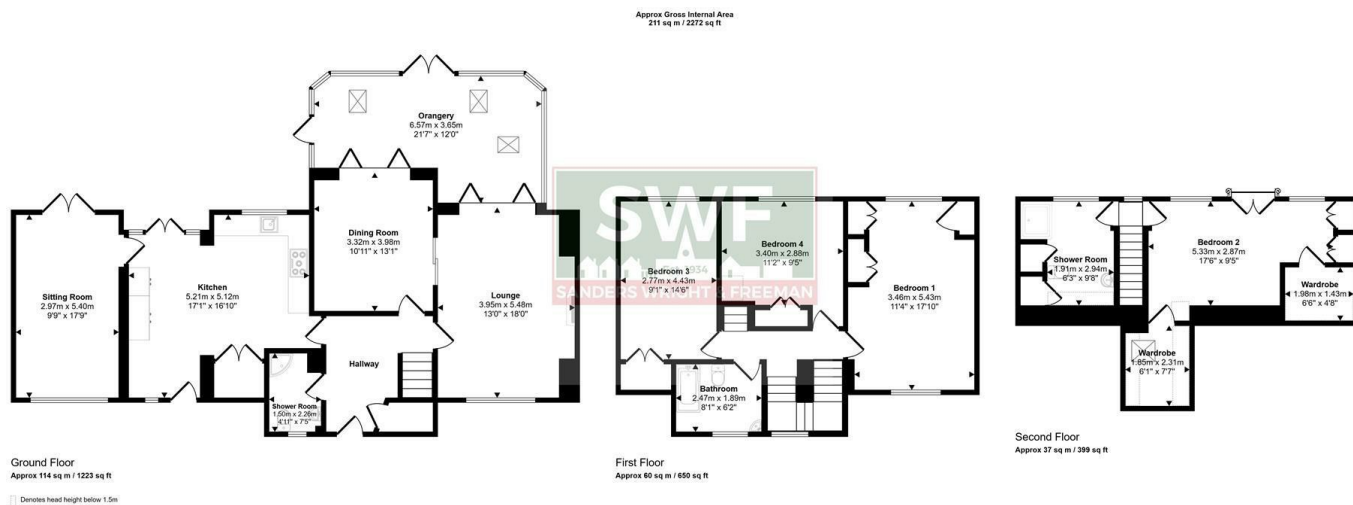
Local Authority – Staffordshire

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements