



Woodbank Cottage, 8 Hilton Lane, Shareshill, Wolverhampton, WV10 7HU

BERRIMAN
EATON

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A well located and particularly well extended semi-detached cottage with four bedroom accommodation over two storeys with delightful, open views to the rear.

LOCATION

Woodbank Cottage stands in a lovely position in a highly regarded residential area within easy reach of a wide range of local facilities with the further, more extensive amenities afforded by Wolverhampton, Cannock and Stafford all being within easy traveling distance.

Communications are excellent with the A460 providing fast access to Wolverhampton and the motorway infrastructure via the M6 and M6 Toll.

DESCRIPTION

The property was originally a small, Victorian semi-detached cottage which has been skilfully extended over the years to create a property of much charm and character and surprising depth. There is a particularly notable principal bedroom suite, and the principal living room is a reception space of much size.

The property stands in an unusually large plot for a property of this nature with a wide frontage to Hilton Lane. There is ample off street parking for many cars and a substantial, detached garage.

The property has been well maintained over the years and is well appointed throughout with modern kitchen and bathroom suites and double glazing.

ACCOMMODATION

A composite front door opens into the PORCH with oak flooring, double glazed windows, dado rail and double doors opening into the HALL with oak parquet flooring and ceiling coving. There is a DINING ROOM with a light corner aspect with double glazed windows to both the front and side and a part glazed door into the original porch with an arched entrance door, quarry tiled floor, double glazed windows and vaulted ceiling. The BREAKFAST KITCHEN has ample space for informal dining within a recessed alcove with coved ceiling and wiring for wall lights and the kitchen area has a comprehensive range of good quality wall and base mounted cabinetry with a coordinating centre island, all with granite working surfaces. There is an undermounted double bowl ceramic sink, a range of integrated Siemens appliances including an induction hob, combination microwave oven and grill and double electric oven and a dishwasher, space for an American style fridge freezer, a double glazed window with views to the rear, ceiling coving and integrated ceiling lighting. The LOUNGE is an impressive room with a light, through aspect with a double glazed bow window to the front with double glazed French doors and windows with views to the rear, a full width inglenook style fireplace with cast iron log burning stove, tiled hearth and shelved display recesses, dado rail, coved ceiling and wiring for wall lights. A door from the kitchen leads to an INNER LOBBY with a GUEST CLOAKROOM with a vanity unit with Corian surface with inset wash basin and WC with concealed flush with drawer and cupboards and coordinating cupboards above, tiled walls and a chrome towel rail radiator. The LAUNDRY has plumbing for a washing machine, space for a tumble dryer, tiled walls, a double glazed rear window and a double glazed garden door.

A staircase with turn balustrading rises from the hall to the galleried landing with an airing cupboard with hot water cylinder and slatted shelving, coved ceiling, access to the roof space and a double glazed window. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a light through aspect with double glazed windows to both the front and rear, superb views, a wide bank of fitted wardrobes with central chest of drawers, coved ceiling and an EN-SUITE SHOWER ROOM with a fully tiled shower, vanity unit with wash basin with cupboard beneath and WC, tiled walls and floor, a double glazed window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with two double glazed windows to the front, coved ceiling and laminated flooring. BEDROOM THREE is a double room in size with a wide array of fitted bedroom furniture with wardrobes, coordinating bedside tables, cupboards above the bedhead recess and a knee hole dressing table with chests of drawers to either side, a double glazed rear window with lovely views, coved ceiling and laminated flooring. BEDROOM FOUR is a good room in size with a double glazed window, fitted wardrobes and knee hole dressing table with chests of drawers to either side and cupboards above and ceiling coving. The BATHROOM has a well appointed suite with a jacuzzi style bath set within a tiled dais, a separate fully tiled corner shower, pedestal basin and WC, tiled walls and floor, a double glazed window, integrated ceiling lighting and a ladder towel rail radiator.

OUTSIDE

The cottage stands in a large plot with a wide frontage to Hilton Lane and a dual entrance DRIVEWAY providing ample off street parking to the front of the house together with a shaped front lawn with low built brick surround, shaped lawn and well stocked beds and border. The driveway continues to one side of the property providing further parking and leading to the DETACHED DOUBLE GARAGE with twin elevating doors and courtesy door and side window.

There are shaped lawns to the side and rear, a patio laid in brick pavements, a greenhouse and timber cabin and superb views to the rear.

We are informed by the Vendors that mains water, electricity and drainage are connected, and the heating is oil fired.

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



WOODBANK COTTAGE
HILTON LANE, SHARESHILL

HOUSE: 179.1sq.m. 1928sq.ft.
 GARAGE: 57.4sq.m. 618sq.ft.
TOTAL: 236.5sq.m. 2546sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



