



St Elvey, Hilton Lane, Shareshill, Wolverhampton, WV10 7HU

BERRIMAN
EATON

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

LOCATION

St Elvey 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 super, contemporary finish to the house which blends seamlessly with the original character of the property.

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, double glazing and underfloor heating to the ground floor.

ACCOMMODATION

A double glazed, arched door set within a tile hung PORCH with double glazed windows to either side and tiled floor has a door opening into the RECEPTION HALL integrated ceiling lighting, a store cupboard, a LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, stainless steel sink, tiled floor and integrated ceiling lighting. There is a CLOAKROOM with a contemporary suite with a WC and vanity unit with inset wash basin with drawers beneath and tiled floor. The RECEPTION ROOM is of a superb size with double glazed rear windows and double glazed bifold doors to the rear terrace and integrated ceiling lighting. There is a DINING KITCHEN with a light, triple aspect with double glazed windows to the front and side and bifold doors to the rear terrace, a comprehensive range of wall and base mounted cabinetry with quartz working surfaces, space for a range style cooker with stainless steel filtration unit above, an integrated Neff dishwasher, a wine fridge and American style fridge freezer housing unit, integrated ceiling lighting and tiled floor.

A staircase from the hall rises to the first floor galleried landing with double glazed windows to the front and integrated ceiling lighting together with an airing cupboard with pressurised hot water cylinder and shelving. BEDROOM TWO is a good sized L-shaped double room with two double glazed windows and BEDROOMS THREE AND FOUR are both good size rooms with double glazed windows and a BATHROOM with a well appointed contemporary suite with a panelled bath with mixer tap with pencil shower attachment, a separate fully tiled shower with waterfall head and separate hose, a pedestal basin and WC, part tiled walls, tiled floor, integrated ceiling lighting and a chrome towel rail radiator.

A further staircase rises to the upper floor with the PRINCIPAL BEDROOM SUITE having a double bedroom with a vaulted ceiling, under eaves storage cupboards and a double glazed roof light together with an open doorway into the luxurious EN-SUITE SHOWER AND DRESSING ROOM with a fully tiled shower with waterfall head and separate hose, WC and vanity unit with wash basin with cupboard beneath, a vaulted ceiling, two double glazed roof lights, tiled floor and part tiled walls, gloss fronted under eaves wardrobes and a coordinating chest of drawers, two double glazed roof lights, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

The property stands behind a walled frontage with a gravelled DRIVEWAY providing ample off street parking for several vehicles with a DETACHED DOUBLE GARAGE with a remote controlled roller shutter door. There is gated side access to the delightful rear garden with a shaped rear lawn with stocked borders, an extensive paved entertainment terrace and a covered, timber decked seating terrace to the rear of the house with a cast iron wood burning stove, heater and electric light and power.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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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Offers Around
£525,000

EPC: C

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.



ST. ELVEY
HILTON LANE, SHARESHILL

HOUSE: 172.1sq.m. 1853sq.ft.
 GARAGE: 27.7sq.m. 298sq.ft.
TOTAL: 199.8sq.m. 2151sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



