



7 ROCKROSE GARDENS WOLVERHAMPTON, WV10 7SZ

OFFERS IN EXCESS OF £460,000
FREEHOLD

Outstanding five-bedroom detached home occupying one of the largest plots in Featherstone - thoughtfully extended and upgraded to offer spacious and versatile modern family living.

Tucked away at the head of a highly sought-after cul-de-sac, the property is approached via a generous gated driveway, providing ample off-road parking.

Internally, the home offers beautifully proportioned accommodation including spacious living and dining rooms, impressive Orangery, a ground floor bedroom complete with en-suite and dressing room, kitchen, a large utility room, and a convenient ground floor WC. To the first floor are four bedrooms, a well-appointed house bathroom and an additional en-suite.

There is a generous garden to the rear, ideal for entertaining and featuring covered patio areas, artificial lawns and a garden room offering excellent potential as a home office.



7 ROCKROSE GARDENS

- 360 VIRTUAL TOUR • IMPRESSIVE ORANGERY • GENEROUS REAR GARDEN • GROUND FLOOR BEDROOM WITH DRESSING ROOM AND EN-SUITE • LARGE UTILITY • GATED DRIVEWAY WITH CAR PORT • TWO EN-SUITES • SOUGHT AFTER CUL-DE-SAC



APPROACH

The property is approached via a gated driveway which has a car port and provides off road parking for several vehicles.

HALLWAY

Radiator, useful understairs cupboard, staircase to the first floor landing.

LIVING ROOM

Double-glazed bay window to the front, radiator, double doors to the dining room.

DINING ROOM

Radiator, doors to the kitchen, ground floor bedroom and Orangery.

ORANGERY

A beautiful addition to the property, with double-glazed windows to the rear, several skylights, radiator, and bi-fold doors to the garden.

KITCHEN

Two double-glazed windows to the rear, radiator, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit. There is an integral double oven, four ring hob, and space for and American style Fridge Freezer.

UTILITY ROOM

Double-glazed window to the front, radiator, tiled floor, fitted counter top work surface with space for both a washing machine and tumble dryer beneath.

GUEST CLOAKROOM

Double-glazed obscure window to the rear, towel rail, close-coupled w.c, wash hand basin with splash back tiling.

GROUND FLOOR BEDROOM

Double-glazed double doors to the rear garden, radiator, doors to the dressing room and en-suite.

DRESSING ROOM

Fitted shelving, hanging rails and drawer units.

EN-SUITE SHOWER ROOM

Double-glazed obscure window to the front, radiator, close-coupled w.c, wash hand basin with vanity cupboard beneath, shower enclosure.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

Double-glazed window to the front, radiator, built in wardrobe, doorway to the en-suite.

EN-SUITE SHOWER ROOM

Double-glazed obscure window to the front, radiator, close-coupled w.c, pedestal wash hand basin, shower enclosure.

BEDROOM TWO

Double-glazed window to the front, radiator

BEDROOM THREE

Double-glazed window to the rear, radiator.

BEDROOM FOUR

Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed obscure window to the side, towel rail, suite comprising low-level w.c, sink with vanity cupboard beneath, and panelled bath with mixer shower above.

REAR GARDEN

To the rear of the property is a generous garden, ideal for entertaining. There are covered patio areas, artificial lawns, raised decking and a garden room/potential office.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - South Staffordshire Council. Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

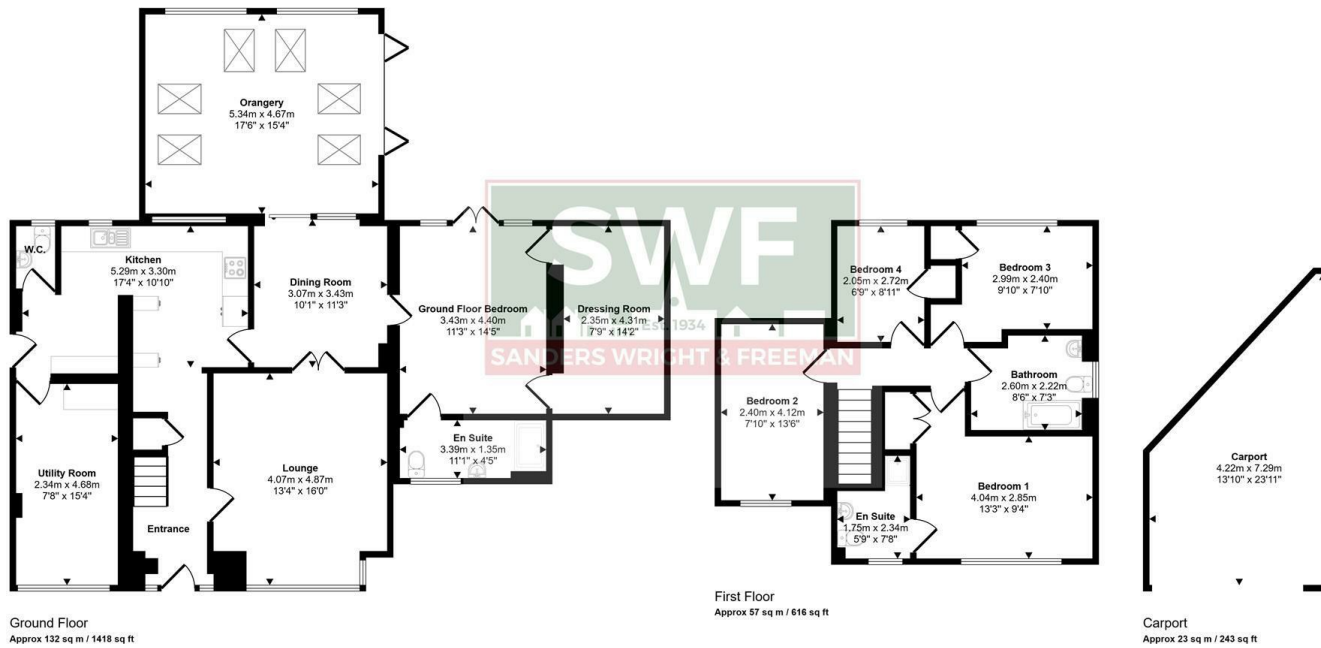
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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Approx Gross Internal Area
212 sq m / 2276 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	79
(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