



Webbs
Helping people move since 1994

Elms Close | Shareshill, Wolverhampton | WV10 7JT
Offers Invited £325,000

 **Webbs**
estate agents

Summary

WEBBS ESTATE AGENTS are delighted to welcome to market Elms Close situated in the charming village of Shareshill, Wolverhampton. This delightful semi-detached house on presents an ideal opportunity for those seeking a blend of tranquil rural living and convenient access to urban amenities. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is perfect for families or those looking for extra room to accommodate guests or a home office. The single bathroom is thoughtfully designed, ensuring comfort and practicality for everyday living. The surrounding area is rich in natural beauty, with scenic footpaths and field walks right at your doorstep, making it an excellent choice for dog owners or anyone who enjoys a leisurely morning stroll. The village itself fosters a strong sense of community, featuring a welcoming pub, a community-run shop, a primary school, and a church, all within easy walking distance. This close-knit environment is perfect for families and individuals alike, offering a friendly atmosphere and local support. Transport links are another significant advantage of this property. With nearby road and rail connections, commuting to larger towns and cities is straightforward, making day trips or work commutes a breeze. In summary, this semi-detached house in Shareshill is not just a home; it is a lifestyle choice that combines the best of rural charm with modern conveniences. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this property is well worth considering.

Key Features

- VILLAGE LOCATION
- UTILITY ROOM
- SUMMER HOUSE
- FIELD VIEWS
- Scenic footpaths nearby
- THREE DOUBLE BEDROOMS
- GUEST W.C
- PRIVATE DRIVE
- CLOSE TO LOCAL AMENITIES
- Easy access to transport links

Rooms and Dimensions

ENTRANCE HALLWAY
7'11" x 3'10" (2.414 x 1.175)

ENTRANCE PORCH

LOUNGE
16'7" x 10'6" (5.05m x 3.20m)

RECEPTION ROOM/DINING ROOM
15'6" x 9'8" (4.72m x 2.95m)

BREAKFAST KITCHEN
16'7" x 10'6" (5.05m x 3.20m)

UTILITY ROOM /GUEST W.C
7'2" x 6'8" (2.18m x 2.03m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'11" x 10'11" (4.85m x 3.33m)

BEDROOM TWO
13'6" x 9'9" (4.11m x 2.97m)

BEDROOM THREE
10'9" x 10'5" (3.28m x 3.18m)

FAMILY BATHROOM

EXTRENALLY
PRIVATE REAR GARDEN
SUMMERHOUSE
PRIVATE DRIVE

Identification checks - C
BOARDED LOFT/STORAGE

Living Room
4.90 x 3.34 m

Dining Room
3.02 x 5.48 m

Kitchen
3.18 x 2.46 m + 2.04 x 2.52 m

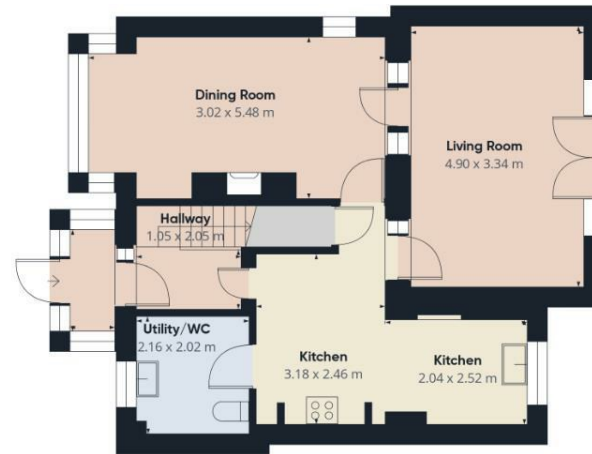
Utility/WC
2.16 x 2.02 m

Hallway
1.05 x 2.05 m

Bedroom One
4.84 x 3.34 m







Ground Floor



Floor 1

Approximate total area¹
104.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

