The Old Vicarage

Church Road, Shareshill, Wolverhampton, WV10 7LA

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£1,200,000



A truly outstanding period home, tastefully appointed with a wonderful blend of original features, including original fine ceiling and wall details, alongside stylish modern fittings. Occupying an enviable secluded position set back from the road, beyond a long drive with remote gates, gardens and ample parking.

Ground Floor
An impressive reception hall provides a welcoming introduction to this fine home, with an elegant staircase rising to the first-floor gallery landing. The hall also provides access to the spacious cellar and a cloakroom comprising a wash basin, WC and separate cloak-hanging area.

The charming lounge features full-height sash windows with original integrated shutters and an attractive stone open fireplace. A separate, elegant formal dining room boasts further full-height sash windows with shutters and a magnificent marble fireplace.

A well-proportioned study features an attractive fireplace and double doors opening into an excellent conservatory.

The contemporary kitchen is fitted with an extensive range of high-gloss units complemented by contrasting work surfaces. Further features include a large larder cupboard, a Smeg range cooker, ample space for a dining table and bi-folding doors opening onto the sun terrace.

A wide opening leads into a separate, traditional sitting area, featuring a stone fireplace, original wall and ceiling detailing, and a deep bay window.

Completing the ground floor is a spacious utility room with an additional range of cupboards, space and plumbing for domestic appliances, and a separate boiler cupboard. A further WC is located off the utility room.

First Floor
A charming gallery landing leads to four generously proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe and an en-suite shower room with a wash basin and WC incorporated into an integrated unit.

The second and third bedrooms also benefit from en-suite facilities, with the third bedroom also featuring traditional built-in cupboards and an attractive gallery feature. The fourth bedroom enjoys a dual-aspect outlook.

The luxurious family bathroom is beautifully appointed with a freestanding bath featuring an external chrome mixer tap and shower, an oval wash basin mounted on a wall-hung stand, a WC, and contrasting wall and floor tiling.

Outside
The property occupies an enviable position, set well back from the road and approached via a long private driveway bordered by mature planting. This leads to remotely operated double wrought-iron gates, opening onto extensive private parking. The traditional front garden enjoys a high degree of privacy and features a variety of mature trees and an attractive box-hedge arrangement. A traditional wall forms the boundary with the neighbouring village church and its grounds. Additional gates provide access to a further spacious block-paved parking area, as well as the rear of the property and a detached parents' annexe, which is currently partially completed internally.

A particularly impressive sun terrace provides an outstanding space for outdoor entertaining, incorporating an outdoor kitchen area. Beyond, the lawned garden extends towards two stables and a small paddock, offering further appeal for those seeking a semi-rural lifestyle.

Location
The village of Shareshill is ideally positioned for modern living, combining convenient transport links with easy access to the surrounding countryside. The M6 and M6 Toll are approximately a five-minute drive away, providing excellent connectivity to Staffordshire, the wider West Midlands and Shropshire. Despite this accessibility, open countryside is only a few minutes away, offering an appealing balance of rural tranquillity and everyday convenience.

Agents Notes
The Land Registry refers to rights, restrictions and covenants.
Planning permission was approved with conditions by South Staffordshire Council for proposed conversion of existing garage into Parents Annexe.
Application no 26/00033/FULHH. The conversion is unfinished and will require completion by the new owners and further Building Control inspection.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Staffordshire Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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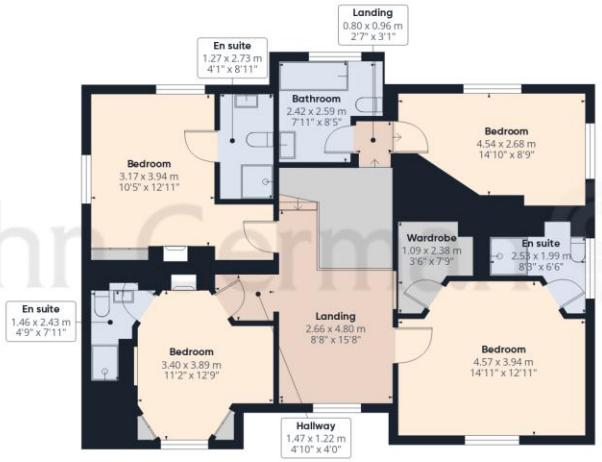




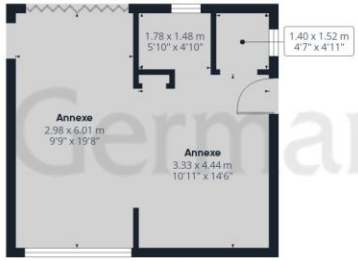




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

273.4 m²

2944 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

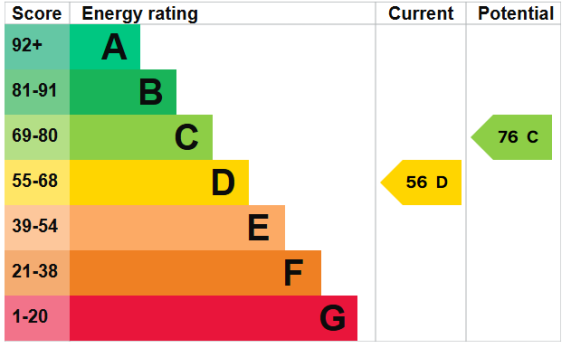
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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