



Elms Cottage, 4 Elms Lane, Shareshill, Wolverhampton, WV10 7JS

BERRIMAN  
EATON

# Elms Cottage, 4 Elms Lane, Shareshill, Wolverhampton, WV10 7JS

A superbly situated detached, period property is a charming home of much character with a lovely walled garden, there is a detached annex which could be used for a variety of different purposes, all situated in the heart of a sought after and popular South Staffordshire village

## LOCATION

Shareshill lies to the north of Wolverhampton in a particularly accessible and convenient location with excellent communications afforded by the A460 corridor, the M6, M6 Toll and M54 motorways.

Shareshill benefits from local amenities and there is easy access to the extensive amenities afforded by Cannock, Stafford and Wolverhampton. The area is well served by good schooling in both sectors with Haervalg CE Primary School being within the village with a 'Good' Ofsted rating.

The property stands in the heart of the village in a lovely position with fine, old walled gardens.

## DESCRIPTION

The property was originally a pair of semi-detached cottages which have been altered to create a lovely, family home of much warmth and character. Some years ago a new kitchen was installed, the house was rewired virtually throughout, two new bath / shower rooms were fitted, a replacement boiler was fitted, the grounds were landscaped and the property was decorated throughout. There are double glazed windows virtually throughout.

An enormous amount of period character remains with some lovely old beamed and raftered ceilings and there are rooms of notable proportions.

There is the potential for the creation of a self-contained annex to the ground floor which could be formed from the Lounge, ground floor Shower Room and Laundry to provide a one bedroom unit with independent front door. This would be ideal for dependent relatives.

A former garden building has recently been converted to provide an Annex, with cloakroom, which could be used for a variety of different purposes.

## ACCOMMODATION

A double glazed front door opens into the HALL with quarry tiled flooring. There is a LOUNGE with an old brick fireplace with inset stone braced chimney piece, ceiling beams and rafters and a bay window to the front, a SITTING ROOM with a painted brick fireplace with quarry tiled hearth and a recently installed cast iron log burning stove, part-panelled walls, storage cupboard, beamed and raftered ceiling and a light, through aspect together with a DINING ROOM with a bay to the front and a window to the side, oak flooring, beamed and raftered ceiling, decorative fireplace and door into the large farmhouse style DINING KITCHEN with a range of units with butchers block surfaces and a co-ordinating centre island, plumbing for a dishwasher, space for range style cooker with filtration unit above, under mounted double Franke ceramic sink, quarry tiled floor and beamed and raftered ceiling together with a stable-style rear door and glazed French doors to the garden.

Beyond the lounge is a LAUNDRY with tiled flooring, a range of cupboards with butchers block working surface over, space and plumbing for a washing machine and tumble dryer, a window to the rear, beamed ceiling, a door to the garden and a SHOWER ROOM with tiled shower cubicle, vanity unit with wash basin, WC, tiled floor, integrated ceiling lighting, beamed ceiling and a chrome towel rail radiator.

Stairs rise to the first floor LANDING with wooden flooring and a window to the rear. The PRINCIPAL BEDROOM is of a superb size with wooden flooring, a decorative fireplace and a light, corner aspect together with a fine vaulted ceiling with exposed timbering. There are TWO FURTHER DOUBLE BEDROOMS and a STUDY with wooden flooring, ceiling beam, electrical points with USB and USB-C charging points. The BATHROOM has a freestanding cast iron roll top bath with ball and claw feet, separate fully tiled shower, WC and a pedestal wash hand basin, part-panelled walls, wooden flooring and a radiator with towel rail attachment.

## OUTSIDE

The house stands in a lovely situation within Shareshill with a walled, corner return frontage to Shareshill and Church Road. Automatic wooden gates with video access and open onto a gravelled and gated DRIVE which leads off Church Road. There is an EV point and areas of lawn and a seating area of patio with edging with an extensive gravelled surrounding terrace which is a delightful external entertaining area. There is a good degree of privacy to the garden, well stocked and matured beds and borders and a paved path to the OFFICE / BEDROOM FOUR which is currently set up with a double bedroom with wood laminate flooring, windows and doors to the rear garden access to the loft and a guest cloakroom with wood laminate flooring, WC and wall mounted wash basin.

We are informed by the Vendors that all mains services are connected  
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 and Superfast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows very low risk.

## Tettenhall Office

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## Lettings Office

01902 749974

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## Bridgnorth Office

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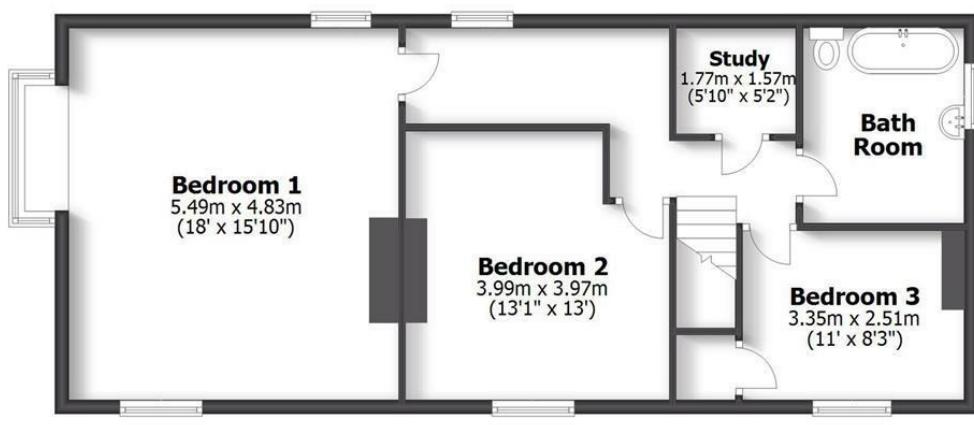
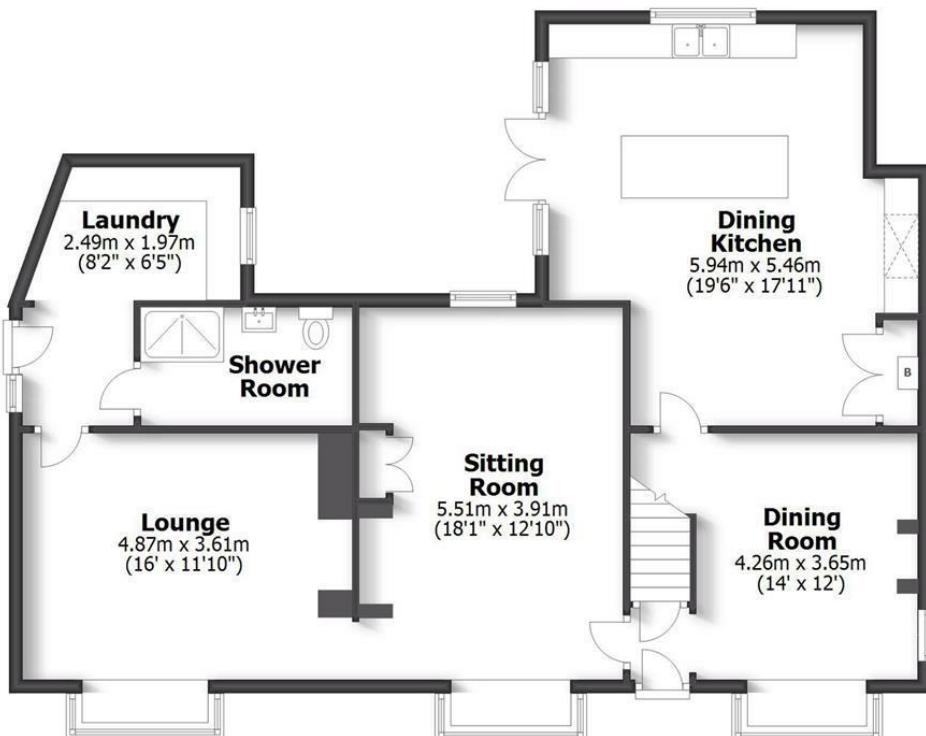
Offers Around  
£525,000

EPC: E

**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.



## ELMS COTTAGE 4 ELMS LANE, SHARESHILL



**HOUSE:** 175sq.m. 1885sq.ft.  
**GARDEN BUILDING:** 21sq.m. 226sq.ft.  
**TOTAL:** 196sq.m. 2111sq.ft.

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

