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**Pool Close | Shareshill, Wolverhampton | WV10 7JL**

**Offers Over £500,000**

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estate agents

## Summary

**\*\* DECEPTIVELY SPACIOUS DETACHED FAMILY HOME \*\* FOUR DOUBLE BEDROOMS \*\*TWO RECEPTION ROOMS \*\* CONSERVATORY \*\* OFFICE \*\* BREAKFAST AREA \*\* HIGHLY DESIRABLE LOCATION \*\* DOUBLE GARAGE WITH POWER \*\* GATED ELECTRIC SECURE PARKING \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the beautiful Pool Close. Nestled in the charming village of Shares Hill, South Staffordshire. This splendid detached house on Pool Close offers a perfect blend of space and comfort for modern family living. With a generously sized reception room, dining room, conservatory, office and breakfast area Pool close provides ample room for both relaxation and entertainment. Whether you are hosting a gathering or enjoying a quiet evening, the versatile spaces cater to all your needs.

The home boasts four well-appointed bedrooms, ensuring that everyone has their own private sanctuary. Each room is designed to be bright and inviting, making it easy to unwind after a long day. The two bathrooms one a bathroom the other a en-suite are thoughtfully placed to accommodate the household, providing convenience and privacy.

The surrounding area of Shares Hill is known for its picturesque scenery and community spirit, making it an ideal location for families and professionals alike. With easy access to local amenities and transport including family friendly dining country pub, village Post Office/Shop, village hall and playing fields, Havergal Primary School and St Mary & St Luke parish church.

## Key Features

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- AMPLE LIVING SPACE
- AMPLE SECURE OFF ROAD PARKING - GATED ACCESS
- EN SUITE TO MASTER
- LOCATED IN SHARES HILL
- CONSERVATORY
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GROUND FLOOR GUEST W.C

### OFFICE

8'10" x 7'10" (2.7 x 2.4)

### LOUNGE

24'3" x 12'1" (7.4m x 3.7m)

### SEPARATE DINING ROOM

10'2" x 9'2" (3.1m x 2.8m)

### CONSERVATORY

14'5" x 10'9" (4.4m x 3.3m)

### L-SHAPED KITCHEN

17'4" x 13'1" (5.3m x 4m)

### BREAKFAST AREA

8'6" x 6'6" (2.6m x 2m)

### FIRST FLOOR LANDING

### LOFT STORAGE WITH POWER

### MASTER BEDROOM

15'5" x 12'1" (4.7m x 3.7m)

### MASTER EN-SUITE

### BEDROOM TWO

11'9" x 9'10" (3.6m x 3m)

### BEDROOM THREE

12'5" x 7'6" (3.8m x 2.3m)

### BEDROOM FOUR

9'10" x 8'2" (3m x 2.5m)

### EXTERNALLY

### SECURE GATED OFF ROAD PARKING

### DOUBLE GARAGE

17'4" x 16'8" (5.3m x 5.1m)

### FABULOUS SIZED LANDSCAPED GARDEN

### IDENTIFICATION CHECKS - C

### Premium Conveyancing (B)





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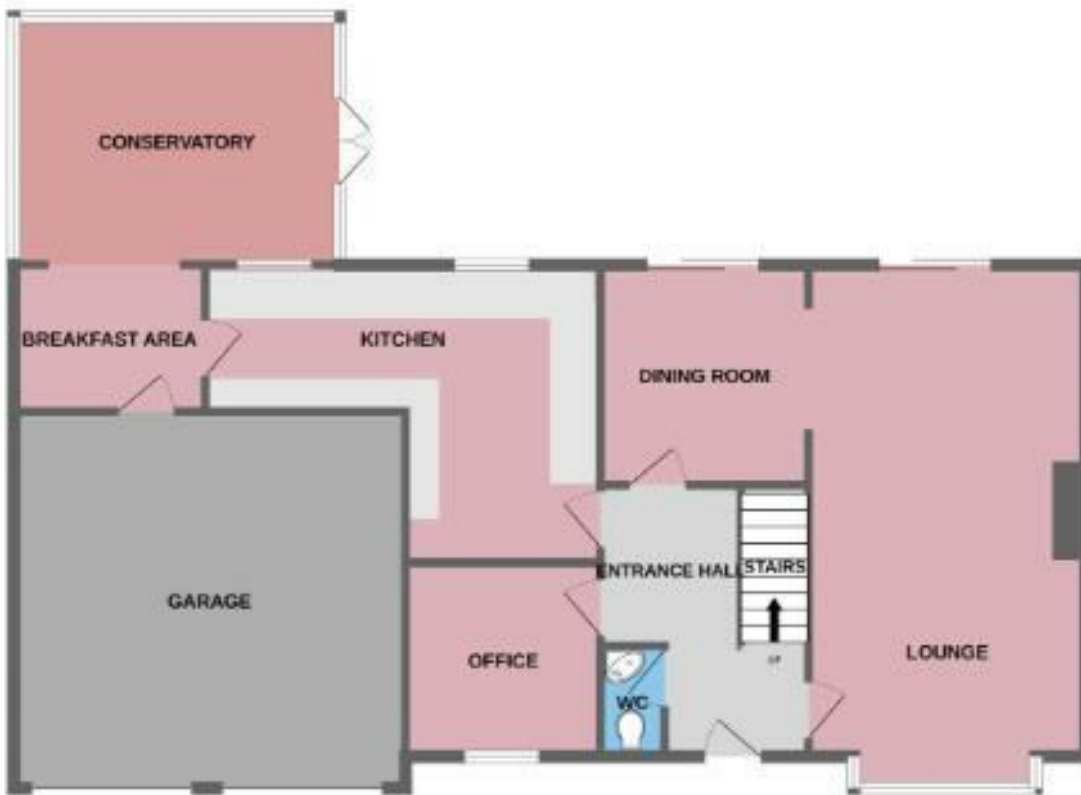
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
73	B	61	D
72	B	60	D
71	B	59	D
70	B	58	D
69	B	57	D
68	B	56	D
67	B	55	D
66	B	54	D
65	B	53	D
64	B	52	D
63	B	51	D
62	B	50	D
61	B	49	D
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1	B	0	D