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**Elms Lane | Wolverhampton | WV10 7JS**

**Offers Around £299,950**



## Summary

**\*\* EXCEPTIONAL THREE BED SEMI DETACHED FAMILY HOME \*\* EXTENDED \*\* GENEROUS ROOMS \*\* VILLAGE LOCATION \*\* OOZING POTENTIAL \*\* STAND OUT MATURE GARDEN \*\* AMPLE PARKING \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the simply beautiful Elms Lane in the charming village of Shareshill, Wolverhampton. Elms Lane presents a rare opportunity to acquire an extended three-bedroom semi-detached house that is brimming with potential. This property has been a cherished family home for many years, lovingly maintained and cared for, making it a perfect choice for those seeking a warm and inviting atmosphere.

As you enter, you will find two reception rooms, including a cosy sitting room that offers a delightful space to unwind after a long day. The open-plan kitchen and dining room is ideal for family gatherings and entertaining friends, creating a welcoming environment for all. Additionally, the property boasts a delightful garden room, enhancing the overall living experience. On the first floor you will find three generous bedrooms and a family bathroom.

The garage is generously sized, providing ample storage or workshop space. There is also the added bonus of two storage rooms which could be utilized into further workshops, office space, craft room ect. The standout feature of this home is undoubtedly the large, well-established private garden, this outdoor haven is a true sun trap, perfect for relaxing on warm evenings or cultivating your own vegetables, offering a wonderful opportunity for gardening enthusiasts.

With endless potential for further improvement, Elms Lane is ready to embrace a new chapter. Its timeless beauty and spacious layout make it an exceptional choice for families or individuals looking to create their dream home in a peaceful village setting. Do not miss the chance to make this lovely property your own.

## Key Features

- EXTENDED THREE BED SEMI DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE MATURE REAR GARDEN
- GARDEN ROOM/UTILITY ROOM
- VIEWING IS A MUST TO APPRECIATE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- SPACIOUS GARAGE
- LOCATED IN THE VILLAGE OF SHARESHILL
- TWO STORAGE ROOMS/OFFICE

## Rooms and Dimensions

### ENTRANCE HALLWAY

12'3" x 6'0" (3.737 x 1.85)

### SITTING ROOM

12'7" x 11'11" (3.847 x 3.637)

### KITCHEN

10'4" x 7'2" (3.173 x 2.207)

### OPEN PLAN KITCHEN/DINER FAMILY ROOM

25'0" x 11'0" (7.634 x 3.370)

### GARDEN ROOM

13'10" x 7'9" (4.217 x 2.374)

### STORE ROOM ONE/OFFICE

8'11" x 7'8" (2.723 x 2.35)

### STORE ROOM TWO/WORK ROOM

6'5" x 8'0" (1.977 x 2.449)

### SHOWER ROOM

### FIRST FLOOR LANDING

#### MASTER BEDROOM

10'10" x 12'1" (3.314 x 3.689)

#### BEDROOM TWO

10'6" x 10'11" (3.210 x 3.337)

#### BEDROOM THREE

8'1" x 7'3" (2.482 x 2.217)

#### FAMILY BATHROOM

5'6" x 7'2" (1.696 x 2.20)

#### EXTERNALLY

#### GARAGE

21'9" x 7'8" (6.645 x 2.345)

#### STUNNING WELL ESTABLISHED LARGE GRADEN

#### PRIVATE DRIVE

#### IDENTIFICATION CHECKS - C





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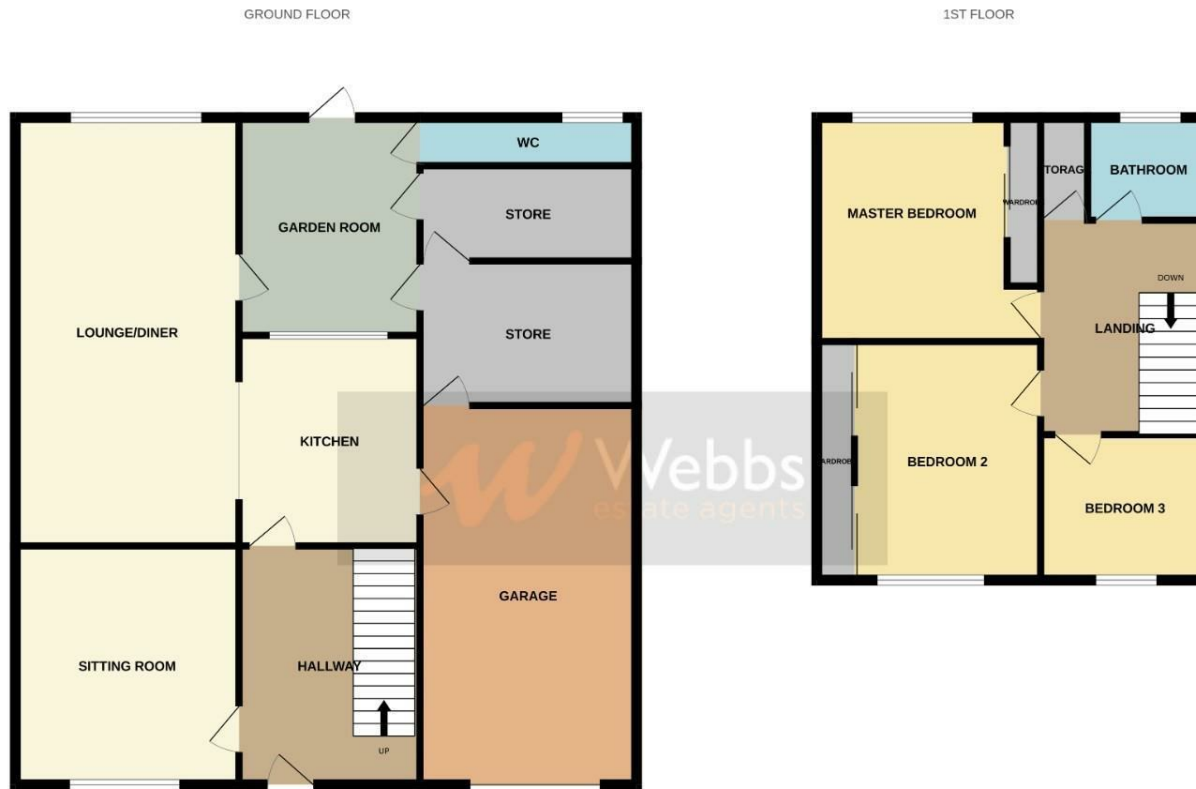
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 £/m²/yr <b>A</b></p> <p>125-150 £/m²/yr <b>B</b></p> <p>150-175 £/m²/yr <b>C</b></p> <p>175-200 £/m²/yr <b>D</b></p> <p>200-225 £/m²/yr <b>E</b></p> <p>225-250 £/m²/yr <b>F</b></p> <p>250-300 £/m²/yr <b>G</b></p>		<p>Key Average Energy Cost - lower CO<sub>2</sub> emissions</p> <p>100-125 £/m²/yr <b>A</b></p> <p>125-150 £/m²/yr <b>B</b></p> <p>150-175 £/m²/yr <b>C</b></p> <p>175-200 £/m²/yr <b>D</b></p> <p>200-225 £/m²/yr <b>E</b></p> <p>225-250 £/m²/yr <b>F</b></p> <p>250-300 £/m²/yr <b>G</b></p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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