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**Manor Drive | Wolverhampton | WV10 7LG**  
**Offers In The Region Of £275,000**

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estate agents

# Summary

**\*\*WEBBS ESTATE AGENTS\*\*** are delighted to offer for sale this spacious family home, occupying a desirable position within the highly sought-after village of Shareshill. Offering generous and well-maintained accommodation throughout, this property is perfectly suited to growing families, first-time buyers and those looking to enjoy village living whilst remaining within easy reach of excellent commuter links.

The accommodation briefly comprises an entrance porch leading into a hallway, a spacious lounge with an opening into the dining room, creating an ideal space for both everyday family life and entertaining. A bright conservatory overlooks the impressive rear garden, while the fitted kitchen leads into a useful utility room with a guest WC and internal access to the garage. To the first floor, there are three well-proportioned bedrooms and a shower room. Externally, the property boasts a substantial rear garden, mainly laid to lawn with a paved patio seating area and mature planted borders, providing a wonderful space for relaxing and entertaining. To the front, a generous driveway provides ample off-road parking for several vehicles and leads to the integral garage.

Early viewing is highly recommended to fully appreciate the size, location and potential of this fantastic family home and to avoid disappointment.

# Key Features

- VILLAGE LOCATION
- LARGE REAR GARDEN
- OPEN VIEWS TO THE FRONT
- SUN ROOM
- UTILITY AND GUEST WC
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- AMPLE OFF ROAD PARKING
- EARLY VIEWING ESSENTIAL

# Rooms and Dimensions

## ENTRANCE PORCH AND HALLWAY

### LOUNGE

11'4" x 11'3" (3.47 x 3.44)

### DINING ROOM

9'8" x 8'0" (2.96 x 2.45)

### SUN ROOM

9'3" x 7'10" (2.83 x 2.40)

### KITCHEN

8'10" x 8'6" (2.70 x 2.61)

### UTILITY WITH GUEST WC

8'11" x 7'6" (2.72 x 2.30)

### LANDING

## BEDROOM ONE

11'10" x 11'3" (3.63 x 3.45)

## BEDROOM TWO

11'4" x 9'11" (3.46 x 3.04)

## BEDROOM THREE

8'5" x 7'2" (2.57 x 2.20)

## SHOWER ROOM

## GARAGE

18'3" x 7'7" (5.58 x 2.33)

## LARGE REAR GARDEN

## FRONT GARDEN AND DRIVEWAY

## IDENTIFICATION CHECKS - C





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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.



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