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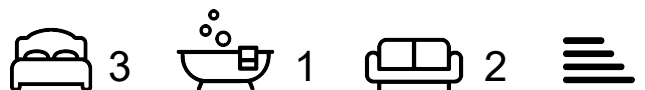
HERE TO GET *you* THERE



Sherrans Dell

Wolverhampton, WV4 6RW

Offers In The Region Of £325,000



Hunters are delighted to present this well-appointed three-bedroom detached family home, situated within a desirable cul-de-sac location in Wolverhampton. Offering spacious and thoughtfully arranged accommodation throughout, the property is ideally suited to first-time buyers, growing families and those seeking modern open-plan living in a convenient residential setting.

The ground floor briefly comprises a welcoming reception room, providing a comfortable and versatile living space. The heart of the home is the impressive open-plan kitchen and dining area, thoughtfully designed to accommodate modern family life. Featuring a central kitchen island, dedicated dining space, breakfast area and snug seating area, this bright and spacious room benefits from an abundance of natural light and direct access to the rear garden, creating an ideal environment for both everyday living and informal entertaining. A convenient downstairs WC further enhances the practicality of the accommodation.

To the first floor, the property offers a generously sized master double bedroom, a second double bedroom and a well-proportioned single bedroom, suitable for use as a child's room, guest accommodation or home office. The contemporary family bathroom is finished to a high standard and features a freestanding bath, rainfall shower and heated towel rail, providing a stylish and relaxing space.



Living Room 16' 11" x 13' 0" (5.16m x 3.96m)

This inviting living room features a warm wooden floor and a bay window that floods the space with natural light. A striking patterned wallpaper adorns one wall, complemented by a modern fireplace, creating a cosy and stylish atmosphere for relaxing or entertaining.

Kitchen/Diner 15' 7" x 10' 11" (4.75m x 3.33m)

The kitchen/diner is beautifully designed with a contemporary feel, featuring sleek dark cabinetry and a striking marble-effect island that provides both ample workspace and a casual dining spot with bar stools. The kitchen is well-equipped with built-in ovens, an induction hob and modern extractor hood. The room benefits from large windows and a glass door opening to the garden, as well as a tiled floor that contrasts nicely with the adjoining wooden flooring in the dining area, which comfortably accommodates a dining table beneath pendant lighting.

Snug 32' 4" x 6' 10" (9.86m x 2.08m)

The snug is a charming, bright space featuring a colourful floral wallpaper and light marble-effect tiled flooring. It offers a relaxed seating area with comfortable sofas and a gas fire, making it an ideal spot to unwind while enjoying views of the garden through the window.

W.C.

The downstairs WC is compact yet stylish, fitted with a small rectangular basin and a patterned tiled wall that adds a decorative touch to this practical space.

Landing

The landing is well-lit by a window and features a simple design with neutral walls, providing access to the first-floor bedrooms and bathroom.

Bedroom 1 16' 1" x 9' 0" (4.90m x 2.74m)

Bedroom 1 is a bright and spacious room with soft-coloured walls and large windows that let in plenty of natural light. It offers a calming space for rest and features practical decor with a wardrobe and radiator for added comfort.

Bedroom 2 11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom 2 has a well-proportioned layout with neutral flooring and walls. It is brightened by a double window and offers a peaceful retreat with space for furnishings and storage.

Bedroom 3 7' 11" x 6' 7" (2.41m x 2.01m)

Bedroom 3 is a smaller room with simple decoration, a patterned yellow feature wall, and a window that provides natural light. It is suitable for use as a bedroom or study space.

Bathroom 9' 10" x 5' 10" (3.00m x 1.78m)

The bathroom is fitted with a modern white bathtub beneath a frosted window, creating a clean and fresh bathing space. Also benefitting from a separate shower cubicle a vanity unit with basin, and toilet, all finished in sleek, neutral tones for a fresh feel.

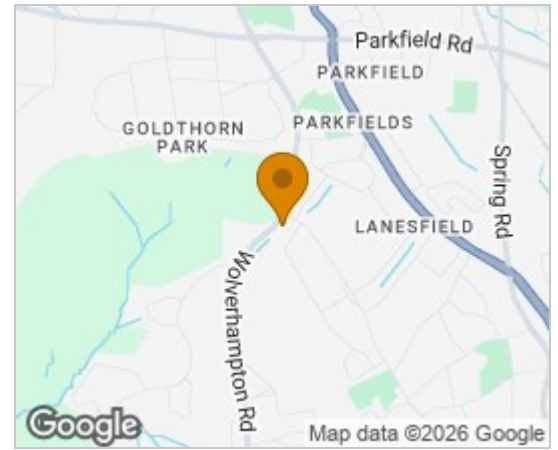
Rear Garden

The rear garden is a well-maintained outdoor area featuring a paved patio with a circular pattern, surrounded by mature shrubs and trees that offer privacy and shade. There is a greenhouse towards the back and a charming archway leading to different parts of the garden, creating a peaceful and inviting space for outdoor enjoyment and gardening.

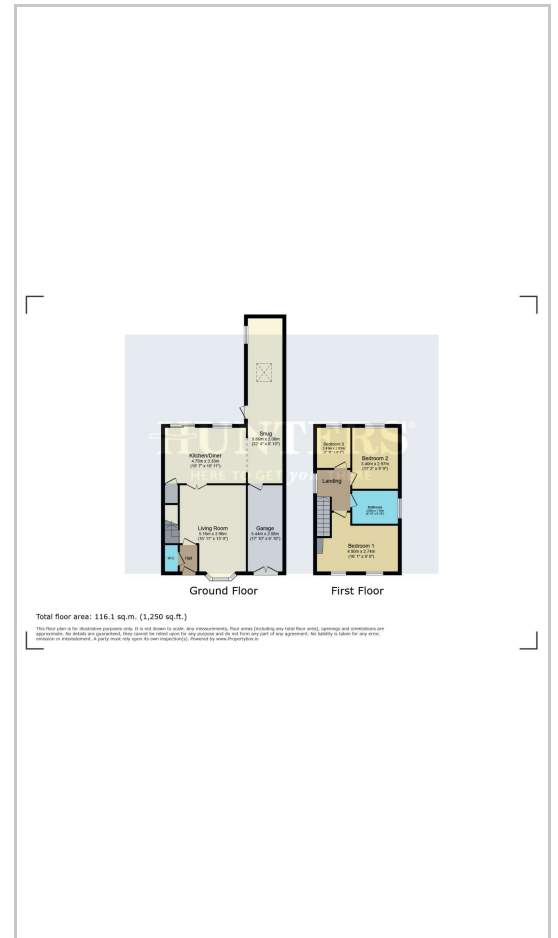
Front Exterior

The front exterior is a traditional semi-detached house with a brick facade, a bay window, and a garage to the side. The driveway provides ample off-road parking, while the front door opens into a small covered porch area framed by neat planting pots.

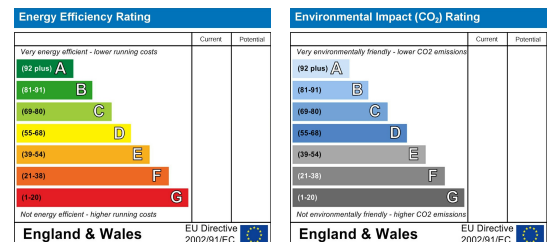
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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