WIGGINS HILL ROAD, WISHAW, B76 9QF

Offers Around £700,000

Positioned in the heart of Wishaw, this beautifully maintained and recently refurbished 3-bedroomed, freehold bungalow complete with a 1 bedroomed self-contained annex offers a rare combination of tranquil countryside living with unrivalled views. Thoughtfully arranged to provide flexible accommodation, the property is currently partitioned to generate a steady monthly rental income, & still retaining the character & charm of the original main residence. Conveniently situated just a short drive from local shopping amenities & facilities, the property is also close to the renowned Cock Inn at Wishaw, known for its traditional fare & charming alfresco dining. Modern comforts include PVC double glazing & LPG gas central heating (both where specified). The home is set behind a brick wall with wrought iron gates, leading onto a substantial block-paved driveway. Beyond lies a thoughtfully landscaped rear garden, complete with mature shrubs, paved entertaining areas, & lush lawns — all designed to take full advantage of the property's stunning outlook. Internally, the main residence comprises a welcoming porch & entrance hall, a spacious family lounge, & a fitted breakfast kitchen that opens into a utility & boot room. A guest cloakroom/WC adds further practicality. The impressive master suite boasts a luxurious his & hers bathroom with wet room function, & a 2nd double bedroom features its own fully fitted en-suite. A dedicated office provides access to a bright & airy rear conservatory, & a 3rd bedroom is located on the 1st floor. The annex — ideal for guests, extended family, or continued rental use — offers independent access & includes fitted breakfast kitchen, lounge, bedroom & a modern wet room. It can also be accessed via an internal door from Bedroom 2, enhancing the property's overall flexibility. Internal viewing highly recommended. EPC F.

Set back from the road behind a multi vehicular block paved drive with brick-built wall to fore, offering metal fencing and gate, access is gained into the main accommodation via a PVC double glazed porch with windows to side into:

DEEP ENTRANCE HALL:
Doors radiate to guest cloakroom / WC, two bedrooms and a study / office, glazed obscure doors open to lounge and to kitchen.

FAMILY LOUNGE: 14'00 x 12'00:
PVC double glazed leaded bow window to fore, with window to side, gas coal-effect fire set upon a granite hearth having matching surround and mantel over, radiator, space for complete lounge suite, obscure glazed door back to entrance hall.

FITTED KITCHEN: 20'09 x 9'11:
PVC double glazed windows to rear, matching wall and base units with integral fridge and oven, recess for dishwasher, edged work surface with stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks, space for

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RELAX

breakfast table and chairs, electric stove fire set upon a tiled hearth with surround, radiator, obscure glazed doors back to entrance hall and into:

UTILITY: 9'01 x 7'02:
PVC double glazed leaded window to side, matching wall and base units with recesses for washing machine and dryer, tiled splashbacks, radiator, obscure glazed door back to kitchen and into:

BOOT ROOM: 7'04 x 6'02:
PVC double glazed obscure window to rear with patio door leading to side, matching wall and base units with space for free-standing fridge, tiled splashbacks, obscure glazed door back to utility.

GUEST CLOAKROOM / WC:
Suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

BEDROOM ONE: 18'03 x 11'11:
PVC double glazed leaded bow window and square window to fore, radiator, space for double bed and complimenting suite, door back to entrance hall and into:
ENSUITE BATHROOM:
PVC double glazed obscure window to rear with a stained glass window opening to utility, suite comprising bath, walk-in shower / wet area, bidet, low level WC and his & hers vanity wash hand basins, ladder style radiator, panelled splashbacks, door back to bedroom.

BEDROOM TWO: 14'08 x 7'03:
PVC double glazed window to rear, space for double bed and complimenting suite, radiator, Hammonds wardrobes, door back to entrance hall and further doors lead to annex as well as:
ENSUITE BATHROOM:
PVC double glazed obscure leaded window to side, suite comprising bath, step in shower cubicle with glazed splash screen doors, vanity wash hand basin and low level WC, tiled splashbacks, radiator, door back to bedroom.

STUDY / OFFICE: 12'04 x 8'09:
Double glazed patio doors open to rear conservatory, radiator, double doors back to entrance hall and single door to under-stairs storage, space is provided for studying, stairs off to:

BEDROOM THREE: 16'05 x 15'04:
Velux double glazed window, space for double bed and complimenting suite, eaves storage, radiator, stairs back to ground floor.

TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: E Council: Birmingham City Council

REAR CONSERVATORY: 9'10 x 9'06:
PVC double glazed windows and French doors open to rear garden, radiator, tiled flooring, sliding patio doors open back to office / study.

SEPARATE ANNEX:

ENTRANCE HALL:
PVC double glazed leaded window to side, obscure doors open to lounge and to kitchen, further doors open to bedroom and wet room.

KITCHEN: 16'03 x 14'03 max / 6'00 min:
PVC double glazed windows to rear, matching wall and base units with recesses for washing machine, dryer, fridge / freezer and cooker, roll edged work surfaces with stainless steel sink drainer unit, extractor canopy over, matching upstands and tiled splashbacks, radiator, tiled flooring, space for dining table and chairs, PVC double glazed door opens to side, an obscure door opens back to hall.

LOUNGE: 13'11 x 9'11:
PVC double glazed leaded bow window to fore, space for complete lounge suite, radiator, glazed obscure door opens back to entrance hall and double doors open to:

BEDROOM: 10'08 x 9'11:
PVC double glazed leaded windows to side, built-in Hammonds wardrobes, space for double bed and complimenting suite, radiator, door to entrance hall and obscure double doors back to lounge.

WET ROOM:
PVC double glazed obscure leaded window to side, suite comprising wet area, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to entrance hall.

REAR GARDEN:
Paved patio advances from the accommodation and leads to lawn, mature, well-tended shrubs and bushes line the property's perimeter with multiple areas being provided for dining and entertaining, access is given back into the accommodations via doors into the main building via boot room and conservatory, a single door opens to kitchen.

GARAGE: (Please check suitability for your own vehicle use)

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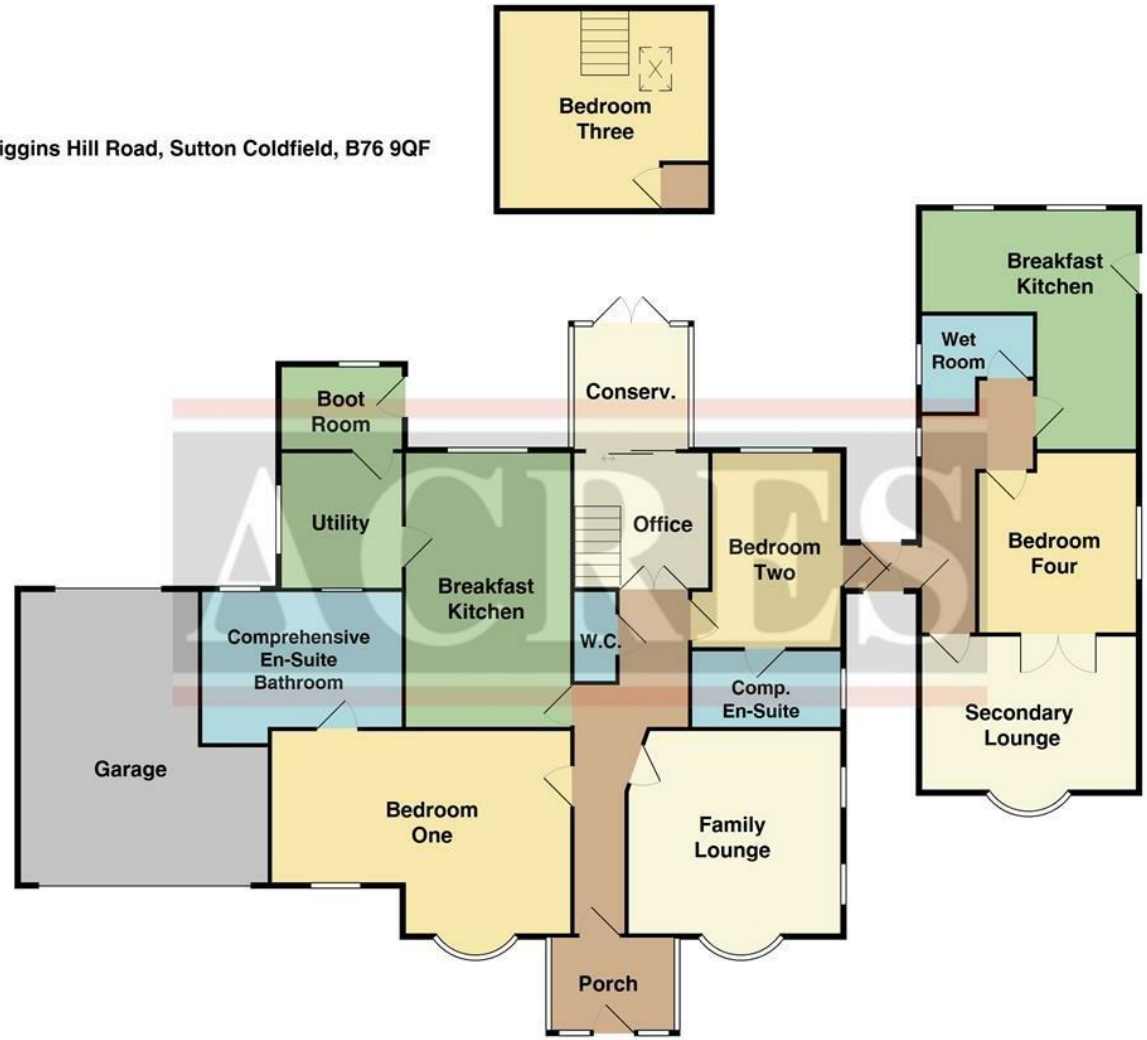

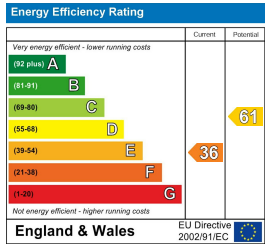

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.