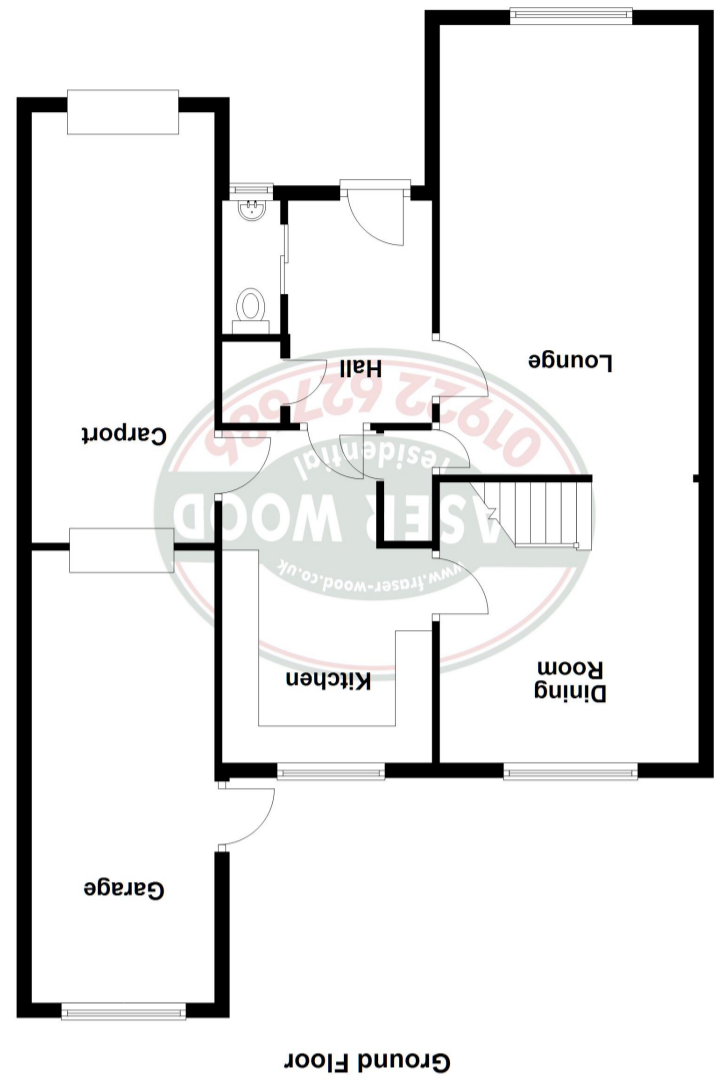
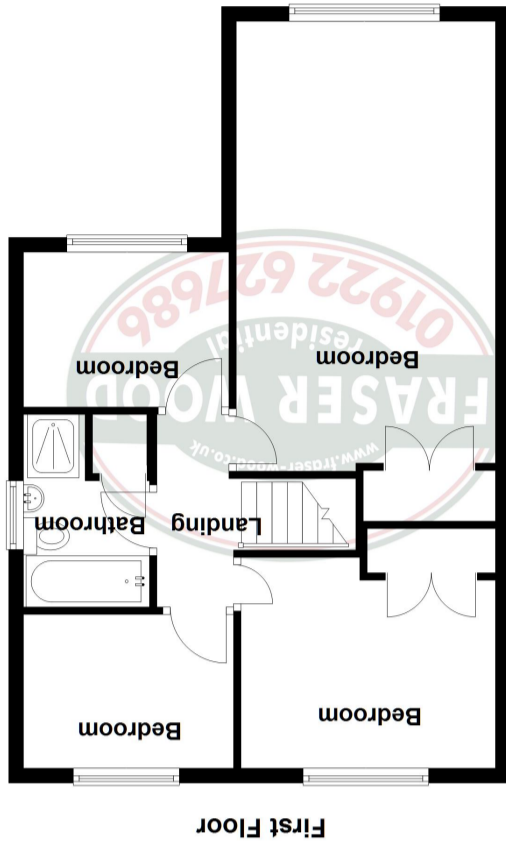




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



6 Sherringham Drive, Essington, WV11 2EB

OFFERS REGION £335,000



6 SHERRINGHAM DRIVE, ESSINGTON

This modern style four bedroomed detached family house, located in the popular South Staffordshire village of Essington, occupies a prominent corner position and affords an excellent opportunity for the discerning purchaser.

Although in need of certain modernisation, the accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having wooden entrance door, ceiling light point, central heating radiator, built-in store cupboard.

GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin, splash back surrounds, ceiling light point and UPVC double glazed window to front.

LOUNGE

5.49m x 3.70m (18' 0" x 12' 2") having UPVC double glazed angular bay window to front, two ceiling light points, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.

DINING ROOM

3.85m x 3.30m (12' 8" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and stairs off to first floor.

KITCHEN

4.25m x 2.71m (13' 11" x 8' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, strip light, central heating radiator, built-in store cupboard, UPVC double glazed window to rear and UPVC door to side.



FIRST FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

4.95m x 3.54m (16' 3" x 11' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and built-in wardrobe.

BEDROOM NO 2

3.52m x 2.92m (11' 7" x 9' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 3

2.62m x 2.10m (8' 7" x 6' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 4

2.60m x 1.95m (8' 6" x 6' 5") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

having coloured suite comprising panelled bath, separate shower tray with fitted shower unit, pedestal wash hand basin, low flush w.c., ceiling light point, central heating radiator and UPVC double glazed window to side.

OUTSIDE

FOREGARDEN

with mature lawn and DRIVEWAY providing off-road parking and with pathway to front entrance door.



SIDE CARPORT

having electrically operated roller shutter door, wall light point and cold water supply tap.

GARAGE

5.73m x 2.39m (18' 10" x 7' 10") having up-and-over entrance door, power and lighting, UPVC double glazed window and door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, mature lawn, well stocked flower and shrub borders and with timber garden shed.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/24/10/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.