

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.



29 Sherringham Drive, Essington, WV11 2EB

OFFERS REGION £375,000





**29 SHERRINGHAM DRIVE, ESSINGTON**

This modern style four bedroomed detached family house, located in the popular South Staffordshire village of Essington, has the benefit of two side by side garages and affords an excellent opportunity for extension, if required, subject to necessary planning consent.

The property is conveniently situated for local amenities, including schools for children of all ages and transport facilities to neighbouring areas, and briefly comprises the following:- (all measurements approximate)

**PORCH**

having entrance door, windows to front and ceiling light point.

**RECEPTION HALL**

having entrance door, ceiling light point, central heating radiator and built-in storage cupboard.

**GUEST CLOAKROOM**

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, heated towel rail, fully tiled walls and UPVC double glazed window to front.

**LOUNGE**

5.58m x 3.69m (18' 4" x 12' 1") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, fireplace surround and two wall light points.

**DINING ROOM**

3.76m x 3.36m (12' 4" x 11' 0") having UPVC double glazed door to rear garden, ceiling light point, central heating radiator and stairs off to first floor.

**KITCHEN**

4.64m x 2.71m (15' 3" 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, two strip lights, central heating radiator, built-in store cupboard and UPVC double glazed window to rear.

**UTILITY ROOM**

2.23m x 1.66m (7' 4" x 5' 5") having inset stainless steel sink unit, base and wall cupboards, plumbing for automatic washing machine, appliance space, ceiling light point, fully tiled walls and UPVC double glazed window to rear.

**STOREROOM**

2.25m x 1.91m (7' 5" x 6' 3") having UPVC double glazed window to rear, ceiling light point and tiled floor.

**FIRST FLOOR LANDING**

having ceiling light point, loft hatch and airing cupboard.

**BEDROOM NO 1**

5.12m x 3.57m (16' 10" x 11' 9") having UPVC double glazed window to front, two wall light points, central heating radiator and built-in mirrored wardrobe.

**BEDROOM NO 2**

3.57m x 2.84m (11' 9" x 9' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.

**BEDROOM NO 3**

2.60m x 2.44m (8' 6" x 8' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

**BEDROOM NO 4**

2.58m x 2.27m (8' 6" x 7' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**BATHROOM**

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

**OUTSIDE**

**LAWNED FOREGARDEN**

with DRIVEWAY providing off-road parking for several vehicles, a variety of trees and bushes and with pathway to front entrance door.

**GARAGE NO 1**

5.73m x 2.45m (18' 10" x 8' 0") having up-and-over entrance door and lighting.

**GARAGE NO 2**

5.70m x 2.53m (18' 8" x 8' 4") having up-and-over door and lighting.

**ENCLOSED REAR GARDEN**

with timber and walled surrounds, paved patio area, lawn and a variety of trees and bushes.

**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/07/07/25

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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.

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