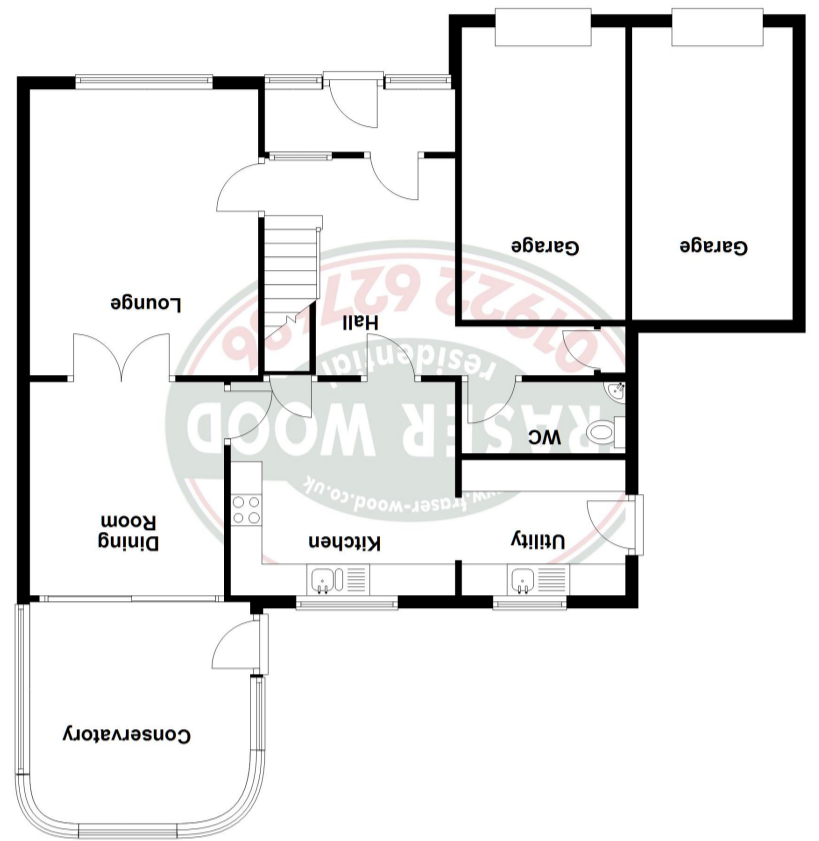
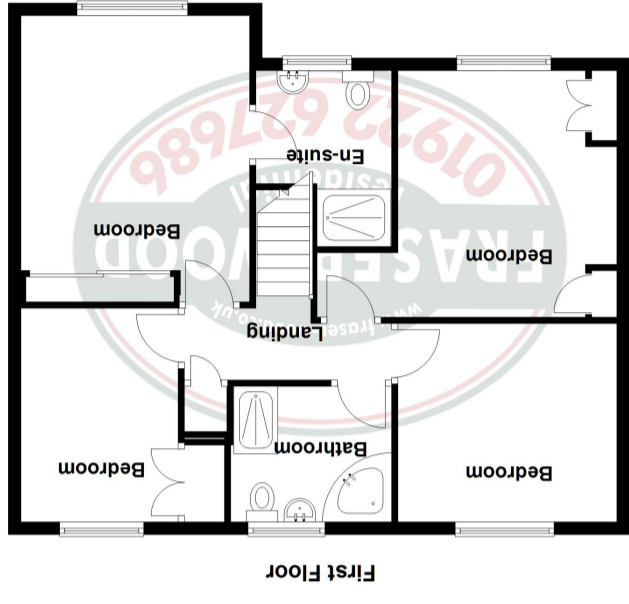




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Energy Efficiency Rating	
Current	Potential
58	79
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20)	
G F E D C B A	



124 High Hill, Essington, Staffordshire, WV11 2DW

OFFERS REGION £425,000



124 HIGH HILL, ESSINGTON

This modern style detached house occupies a superb position in the South Staffordshire village of Essington, opposite the Allotments Association, and although in need of slight modification/refurbishment, offers an excellent opportunity for the discerning purchaser.

The property already has the benefit of UPVC double glazed windows and gas fired central heating and offered to the market with vacant possession it briefly comprises the following (all measurements approximate):



UPVC double glazed PORCH ENTRANCE

leading to:

RECEPTION HALL

with hot water radiator and separate cloaks storage off.

FITTED GUEST CLOAKROOM

with half tiled walls, w.c., wash hand basin, hot water radiator and UPVC double glazed window.



FRONT LOUNGE

17' 3" into bay x 11' 9" (5.26m x 3.58m) having an Adam style fireplace with marble hearth and inset with coal effect gas fire, dado rail and coving, double panel hot water radiator, three wall light points and double doors leading to:

REAR DINING ROOM

10' 8" x 9' 10" (3.25m x 3.00m) with hot water radiator, coved ceiling, dado rail and double glazed patio doors opening to the:



REAR CONSERVATORY

10' 6" x 10' 10" (3.20m x 3.30m) having UPVC double glazed windows and access door to rear garden.

BREAKFAST KITCHEN

10' 8" x 11' 4" (3.25m x 3.45m) with part tiled walls, tiled flooring and a full range of fitted base and wall cupboards, work surfaces, inset ceramic one and a half bowl sink unit with mixer tap above, electric hob and double oven, UPVC double glazed window, hot water radiator and useful PANTRY off. An archway leads to the:

LAUNDRY ROOM

7' 9" x 5' (32.36m x 1.52m) with part tiled walls,, tiled flooring, UPVC double glazed window and door, inset stainless steel sink bowl, plumbing for automatic washing machine and hot water radiator.



FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

14' 3" x 12' 2" (4.34m x 3.71m) with hot water radiator, UPVC double glazed window, coved ceiling and built-in wardrobes with mirror sliding doors, two additional built-in single wardrobes, dressing table and two bedside tables.

EN SUITE SHOWER ROOM

having shower tray with Mira shower over, wash hand basin, hot water radiator, part tiled walls and UPVC double glazed window.

BEDROOM NO 2 (Front)

8' 7" x 13' 6" (2.62m x 4.12m) plus 3' 3" x 2' 10" (0.99m x 0.86m) having hot water radiator, UPVC double glazed window, three built-in single wardrobes with cupboard storage above and fitted dressing table.



BEDROOM NO 3 (Rear)

10' 8" x 6' 10" (3.25m x 2.08m) with hot water radiator, UPVC double glazed window and coved ceiling.

BEDROOM NO 4 (Rear)

10' 7" x 8' (3.23m x 2.44m) with hot water radiator, UPVC double glazed window, double wardrobe and additional doors to storage space.

FULLY TILED FAMILY BATHROOM

having Jacuzzi corner bath, separate shower cubicle, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

OUTSIDE

LOW MAINTENANCE FRONT GARDEN

with gravelled shrub borders and BLOCK PAVED DRIVEWAY with turning area providing access to the:

TWO CAR, SIDE BY SIDE GARAGE

15' 4" x 7' 4" (4.67m x 2.24m) and 18' x 7' 3" (5.49m x 2.21m) having two up-and-over entrance doors.

A separate SIDE ACCESS leads to the:

ENCLOSED REAR GARDEN

with paved patio area, mature lawn and borders and timber 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 South Staffordshire Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/

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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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