

# Church Road

Shareshill, Wolverhampton, WV10 7JY

John   
German









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£650,000

A stunning 18th century malthouse conversion of generous size with a character filled interior including two original malt ovens, set within a sought-after Staffordshire village, ideal for commuters or the Staffordshire and Shropshire countryside.





This Grade II listed property adjoins Manor Farmhouse and is part of a courtyard development of similarly characterful homes. It has a wealth of features including oak beams, character fireplaces, quarry tiled flooring and two original malt ovens. It is believed that The Malt House is the only property in Staffordshire which retains two original malt ovens, so these are a real feature! Conveniently located for the M6/M6 toll road, M54, M5 and A5, it is perfectly positioned for commuters. Wolverhampton, Stafford and Telford are easily accessible, together with the beautiful countryside of Staffordshire and Shropshire.

The front entrance door with storm canopy leads to a lovely beamed reception hall with quarry tiled floor, traditional stairs and balustrade to the first floor and a useful guest cloakroom/WC. The main living room has a front facing window and a charming brick fireplace with gas stove fire and fabulous beamed ceiling. Two brick arches give access to the malt oven which has a window overlooking the rear garden. The substantial dining room also faces the front and has oak flooring, beamed ceiling and a brick fireplace surround with electric stove fire.

The hub of the home is the oak framed breakfast kitchen with a feature glazed lantern roof light and slate finish flooring. A range of pale blue base units and drawers run along one wall with a dresser style unit and contrasting worktops with mosaic splashback tiling. Ceiling spotlights illuminate the space and appliances include a built in Miele oven, induction hob with extractor above, integrated dishwasher and washing machine and space for an American style fridge freezer.

Access from the kitchen leads into the second malt oven with its central fireplace and surrounding storage. The breakfast kitchen also gives direct access into the courtyard garden and an additional sitting room with further direct garden access. This room and the double bedroom and en-suite shower room above originally formed an annex suite from the main house, and if desired, could be re-instated. The bedroom above is a good size and has a feature round window, built-in wardrobes and a cupboard housing the Worcester gas fired boiler. The en-suite has a shower, WC, wash hand basin and partial tiling.

The main first floor landing has a front facing window providing views across the countryside and gives access to two principal double bedrooms, each having a luxury en-suite bathroom. The main bedroom has a vaulted ceiling and a range of built-in furniture, the en-suite has Karndean flooring, partial tiling, a roll top claw and ball foot bath, WC, wash hand basin and bidet. Bedroom two also has built-in bedroom furniture, beamed ceiling and a luxury en-suite with further roll top bath, separate shower enclosure, WC, wash hand basin, Karndean flooring and partial tiling.

The second floor landing has useful built-in storage and gives access to a bedroom suite with Velux skylights, built-in furniture, eaves storage and an en-suite shower room.

Outside there is private parking to the rear of the property for two cars. A delightful fully enclosed partially walled garden has a lawn with well-stocked shrubbery and planted borders together with pathways, pergola, patio seating area, outside lighting and water tap. To the front of the property there are decorative railings and a feature well together with pathway and shared access to the front entrance.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.sstaffs.gov.uk/planning/](http://www.sstaffs.gov.uk/planning/)

**Local Authority/Tax Band:** South Staffordshire Council / Tax Band E

**Our Ref:** JGA/10032021













### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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GRADE II LISTED BUILDING.  
NO EPC REQUIRED.



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