



7 Snipe Close, Featherstone, Wolverhampton, WV10 7TH

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A skilfully extended and beautifully appointed family home providing outstanding, contemporary accommodation in a sought after and convenient address and with a south west facing rear garden.

LOCATION

Snipe Close is a small, select cul-de-sac of just 11 properties in an established residential area close to the centre of Featherstone itself. Local amenities are available and the area is well served by schooling.

Communications are excellent with the nearby A460 providing fast access to both Cannock and Wolverhampton and the M54 (J1) being within a few minutes' drive facilitating fast access to Shrewsbury, Birmingham and the entire industrial West Midlands.

DESCRIPTION

7 Snipe Close is an outstanding family home which has been much improved during recent years. The property has been extended to both the ground and first floors to greatly enhance the scope of accommodation provided and the house now benefits from a fine living / dining / kitchen area which is ideal for contemporary requirements together with a particularly notable main bedroom suite which has a large double bedroom, dressing room and full bathroom en-suite.

The property is well appointed throughout with kitchen and bathroom suites of exceptional quality, tasteful décor, double glazing and gas fired central heating.

ACCOMMODATION

A double glazed enclosed PORCH has a double door opening into the HALL with coved ceiling and a door to the RECEPTION ROOM with ample space for both seating and formal dining areas with wooden flooring, double glazed bay window to the front, coved ceiling and decorative fireplace. The open plan LIVING / DINING / KITCHEN is of superb quality with flexibility of use with seating, dining, office space and a contemporary kitchen with a range of wall and base units with quartz working surfaces with an undermounted sink and matching splash back, there are a range of fitted AEG appliances to include a dishwasher, fridge freezer, double oven, wine fridge in the centre island, a five ring induction hob with stainless steel splash back and filtration unit above and a slide out pantry. The entire room benefits from wood effect flooring, modern radiators, a

double glazed window above the kitchen sink and double glazed windows and French doors to the garden room. A rear hall lies just off the kitchen with the GUEST CLOAKROOM which has a WC, pedestal wash basin, tiled walls and a store cupboard and a door to the GARAGE / STORE.

Stairs from the hall rise to the first floor landing with access to the loft and an airing cupboard housing the wall mounted boiler. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with coved ceiling and double glazed window to the front, dressing area with a bank of fitted wardrobes with sliding mirrored doors and an EN-SUITE with a panelled bath, twin wash basins with cupboards beneath, shower cubicle with rainfall head and separate hose, WC, tiled floor, tiled walls, integrated spotlights, heated ladder towel rail and a double glazed window. BEDROOM TWO is also a good size double room with two double glazed windows to the front, built in double wardrobes and an over stairs store. BEDROOM THREE has a double glazed window to the rear and built in wardrobe with sliding mirrored doors and BEDROOM FOUR is currently fitted as a dressing room with hanging rails and a double glazed window to the rear. The BATHROOM has a bath with shower attachment over, pedestal wash basin, WC, tiled floor, tiled walls, heated ladder towel rail and double glazed window to the side.

OUTSIDE

The property sits behind a DRIVEWAY laid in tarmac leading to the front door and a roller shutter door opens into the STOREROOMS which were previously a garage and which could be reinstated as such with the benefit of electric light and power.

The REAR GARDEN has a full width paved terrace with shaped lawn beyond and fencing to the border and it benefits from a preferred south westerly aspect.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

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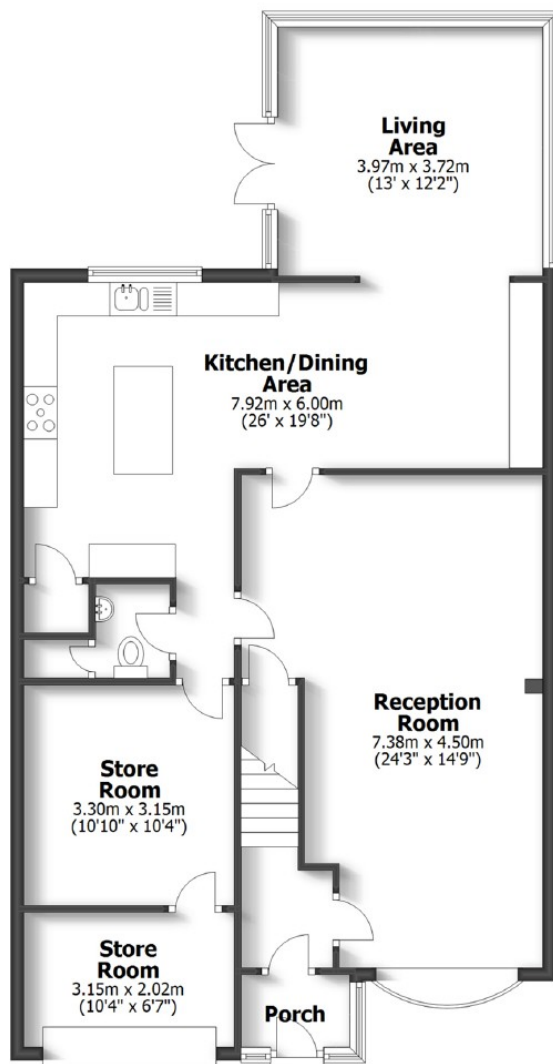
Price
£345,000

EPC: D

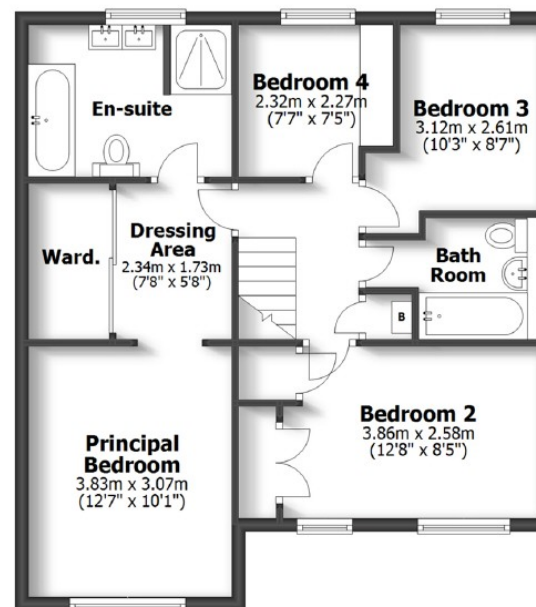
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**7 SNIPE CLOSE
FEATHERSTONE**



Ground Floor



First Floor

HOUSE: 143.5sq.m. 1545sq.ft.
STORES: 17sq.m. 183sq.ft.
TOTAL: 160.5sq.m. 1728sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

