

for sale
offers over **£425,000** Freehold

**Paul
Dubberley**



St. Peter Croft Wednesbury WS10 0GD

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Property Description

An Exceptional Five-Bedroom Detached Family Home on a Prestigious Private Estate. Positioned within an exclusive private estate, this impressive five-bedroom detached residence offers generous, well-appointed accommodation ideal for modern family living. Designed with both comfort and practicality in mind, the property combines spacious interiors with a high-quality finish throughout.

The ground floor welcomes you with a bright and inviting entrance hall, leading to a selection of versatile reception spaces perfect for entertaining and everyday living. The contemporary kitchen is thoughtfully arranged and flows seamlessly into dining and social areas, creating a natural hub of the home.

Upstairs, the property boasts five well-proportioned bedrooms, three of which benefit from stylish en-suite facilities, offering a high level of privacy and convenience for family members and guests alike. The remaining bedrooms are served by a modern family bathroom, finished to a tasteful standard.

Externally, the home enjoys an attractive setting within the private estate, with well-maintained outdoor space ideal for relaxation and entertaining. The detached nature of the property ensures privacy, while off-road parking and/or garage facilities add further practicality.

Set in a sought-after location, the estate offers a peaceful, secure environment while remaining within easy reach of local amenities, schools and transport links.

Entrance Hall

Radiator and stairs to landing.

Living Room

11' 3" x 15' 1" (3.43m x 4.60m)
Front aspect double glazed bay windows, laminate flooring and radiator.

Bedroom Three

9' 9" x 8' 1" (2.97m x 2.46m)
Side aspect double glazed window and radiator.

En Suite

Side aspect double glazed window, shower cubicle, tiled flooring, w/c and wash hand basin.

Dining Room

10' x 10' 7" (3.05m x 3.23m)
Laminate flooring, radiator and patio doors to garden.

Kitchen

16' 7" x 8' 5" (5.05m x 2.57m)
Rear aspect double glazed window, tiled flooring, wall and base units, breakfast bar, splash back tiling, fitted gas cooker and hob, radiator and space for appliances.

W/C

Laminate flooring, w/c, radiator, wash hand basin and extractor.

Conservatory

9' 9" x 9' 6" (2.97m x 2.90m)
Dual aspect double glazed window, rear aspect doors to Garden and tiled flooring.

Landing

Loft access, storage cupboard and radiator.

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)
Front aspect double glazed bay window, built in wardrobes and radiator.

En Suite

Side aspect double glazed window, lino

flooring, shower cubicle, w/c, radiator and wash hand basin.

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m)

Front aspect double glazed window, laminate flooring, built in wardrobes and radiator.

En Suite

Front aspect double glazed window, lino flooring, shower cubicle, radiator, w/c and wash hand basin.

Bedroom Four

11' 9" x 8' 6" (3.58m x 2.59m)

Rear aspect double glazed window, laminate flooring, built in wardrobes and radiator.

Bedroom Five

7' 7" x 11' 1" (2.31m x 3.38m)

Rear aspect double glazed window, laminate flooring and radiator.

Loft Space

Power and lighting, fully boarded with ladders.

Front Garden

Block paved driveway with enough space for three cars.

Rear Garden

Lawn area, patio area and decking.

Garage

Up and over door, power and lighting with electric car charger.

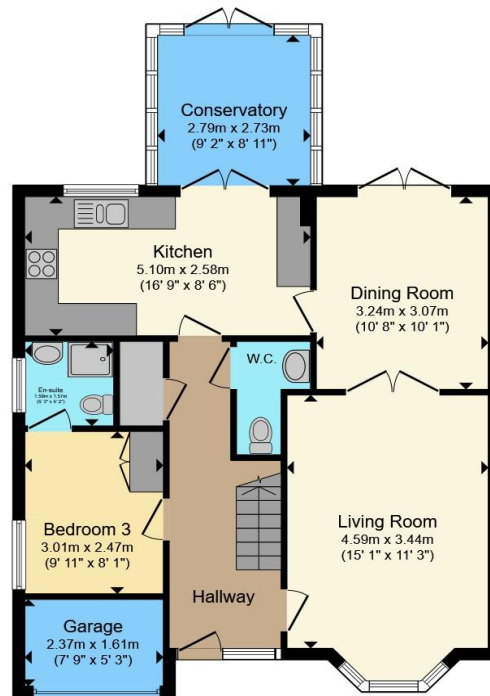
Agents Note

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Ground Floor



First Floor

Total floor area 148.4 m² (1,597 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
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EPC Rating: C Council Tax
Band: D

view this property online PaulDubberley.co.uk/Property/PWE104374

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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