



15 HIGH HILL WOLVERHAMPTON, WV11 2DP

OFFERS IN EXCESS OF £579,995
FREEHOLD

An impressive extended detached dormer bungalow in the sought-after village of Essington, offering spacious and versatile family accommodation. Set behind electric gates with ample off-road parking, the property features a generous living room with a wood-burning stove, a superb dining kitchen with central island, separate utility room, flexible reception room/bedroom, and a ground floor bedroom with en-suite.

Upstairs are two double bedrooms, including a principal suite with fitted wardrobes, en-suite and private balcony, plus a family bathroom. Outside, the landscaped rear garden offers patio areas, a pergola, lawn and rear vehicular access. Ideally located close to local amenities, schools, Bloxwich North station and excellent motorway links.



15 HIGH HILL

- Extended detached dormer bungalow in the sought-after village of Essington
- Spacious and versatile accommodation ideal for family living
- Generous dining kitchen with central island and separate utility room
- Comfortable living room featuring a charming wood-burning stove
- Four bedrooms; three with modern en-suite shower rooms
- Landscaped rear garden with patio areas, pergola and rear vehicular access
- Gated driveway providing ample off-road parking, with excellent access to local amenities, schools and the M6/M6 Toll
- No onward chain



ENTRANCE HALL

LIVING ROOM

OPEN PLAN DINING KITCHEN

UTILITY

BEDROOM ONE

ENSUITE

BEDROOM TWO

BEDROOM THREE

ENSUITE

BEDROOM FOUR

ENSUITE

BATHROOM

GROUND FLOOR W.C

GARDEN

DRIVEWAY

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Staffordshire - Band E

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and

Transfer of Funds (Information on the Payer)

Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

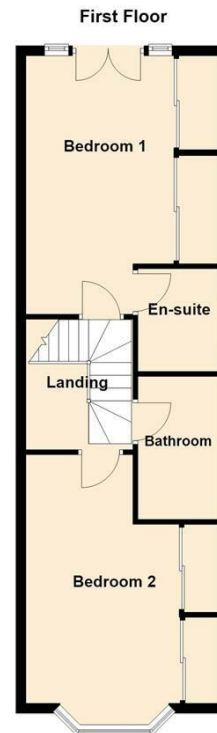
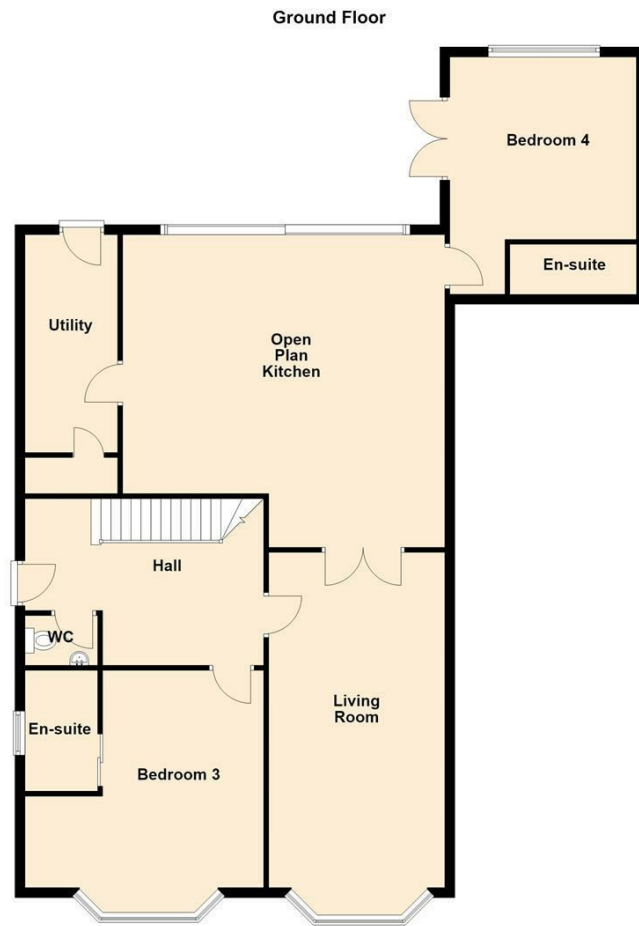
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements