



## 16 WENTWORTH GROVE, PERTON

WOLVERHAMPTON, WV6 7RD

OFFERS IN THE REGION OF £475,000

FREEHOLD

Beautifully presented detached home located in a quiet side road in one of the areas most favoured positions. The property has a delightful southerly facing rear aspect and features a driveway for several vehicles, guest cloakroom, living and dining rooms, modern re-fitted dining kitchen, utility, conservatory, four bedrooms (with en-suite to the master), family bathroom and double garage.



# 16 WENTWORTH GROVE

- 360 TOUR • HIGHLY SOUGHT AFTER
- LOCATION • SOUTHERLY FACING REAR
- GARDEN • MODERN DINING KITCHEN • EN-SUITE
- TO MASTER BEDROOM • DOUBLE
- GARAGE • GUEST CLOAKROOM • UTILITY



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles and includes an EV charging pod. A gated side passage gives access to the rear garden.

## ENTRANCE PORCH

## RECEPTION HALL

Radiator, under stairs cupboard, staircase to the first floor landing.

## LOUNGE

Double glazed bay window to the front, feature fireplace and opening to the dining room.

## DINING ROOM

Sliding patio door to the conservatory, radiator and doorway to the kitchen.

## CONSERVATORY

Double glazed to the side and rear, tiled floor and double glazed double doors to the rear patio.

## RE-FITTED DINING KITCHEN

## KITCHEN AREA

Double glazed window to the rear, ceiling down lights and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink with drainer unit with mixer tap. Integral Neff appliances include an oven with warming drawer, hob, dishwasher, larder fridge and freezer.

## DINING AREA

Double glazed window to the rear, radiator, fitted store cupboards and doorway to the utility.

## UTILITY

Double glazed obscure window to the side, doorway to the side passage, ceiling down lights, fitted store cupboards, circular sink with mixer tap and plumbing for a washing machine.

## GUEST CLOAKROOM

Towel Rail, low level w.c. and wash hand basin with vanity cupboard beneath.

## FIRST FLOOR LANDING

Loft access hatch and doors to

## MASTER BEDROOM

Double glazed window to the front, radiator, built in store cupboard and a range of fitted wardrobes with matching dressing table and corner unit.

## EN-SUITE SHOWER ROOM

Double glazed obscure window to the front, radiator and contemporary suite comprising low level w.c, wash hand basin with vanity cupboard and shower enclosure.

## BEDROOM TWO

Double glazed window to the front, radiator and fitted wardrobes.

## BEDROOM THREE

Double, glazed window to the rear, radiator and fitted wardrobes

## **BEDROOM FOUR**

Double glazed window to the rear, radiator, built in store cupboard.

## **BATHROOM**

Double glazed obscure window to the rear, towel rail and suite comprising low level w.c. sink with vanity cupboard and panelled bath with over bath electric shower and sail shaped shower screen.

## **DOUBLE GARAGE**

Two up and over doors to the front, lighting and doorway to the side passage. At present the garage has a been partitioned to provide workshop space.

## **GARDEN**

To the rear of the property is a most attractive southerly facing garden with patio and lawned areas, and a variety of flower, tree and shrub borders. A gated side passage provides access to the front driveway.

## **TENURE**

This property is FREEHOLD

## **SERVICES**

The agent understands that mains gas, electricity, water and drainage are available.

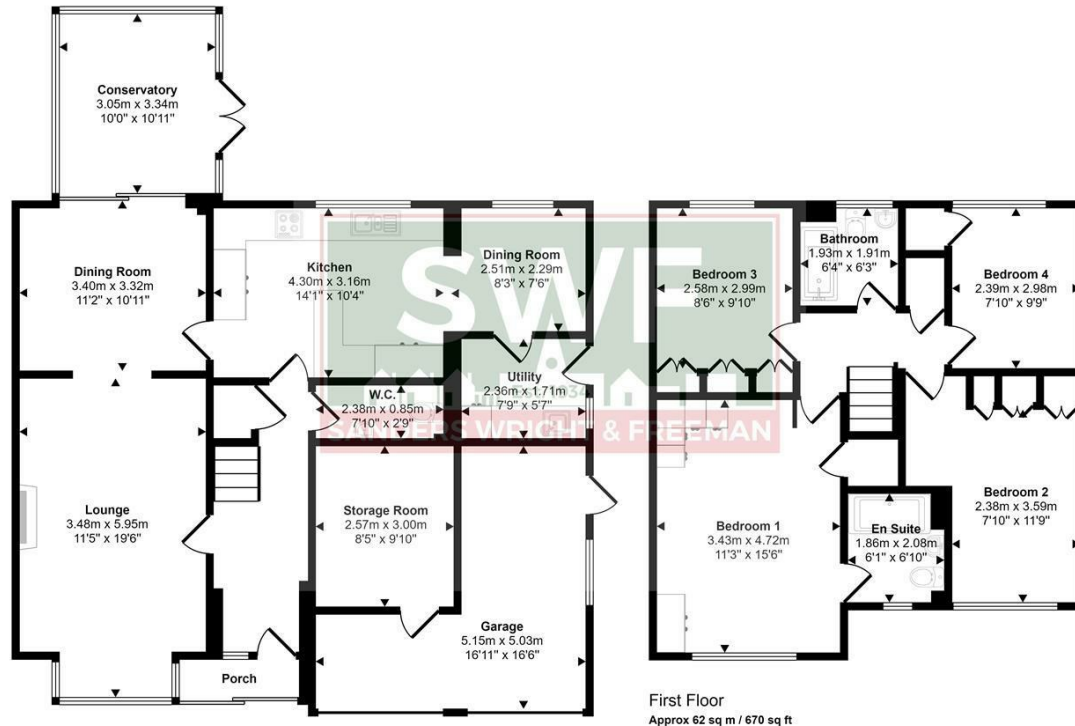
## **COUNCIL TAX**

South Staffordshire Council - Tax Band F

# 16 WENTWORTH GROVE



Approx Gross Internal Area  
171 sq m / 1841 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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