



14 Peterdale Drive, Wolverhampton, West Midlands, WV4 5NZ

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: D

LOCATION

Peterdale Drive is a much sought after address standing at the heart of the Wolverhampton suburb of Penn. The house is well located for easy access to the wide ranging local facilities available within Penn itself including excellent schooling with St Barts being within convenient walking distance. There is also regular travelling to Wolverhampton City Centre. The open spaces of Penn Common are nearby and offers a golf course.

DESCRIPTION

14 Peterdale Drive is a traditionally appointed detached family home, which may benefit from some cosmetic updating, and has the potential to extend, subject to gaining the necessary planning permissions. There is a driveway with lawned garden, garage and lovely matured rear garden. The internal accommodation briefly comprises living room, sitting room, dining kitchen and downstairs cloakroom/wc to the ground floor. To the first floor there are three generous bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

An enclosed ENTRANCE PORCH is accessed via a uPVC double glazed leaded door with matching side panels, quarry tiled floor and a wooden opaque door leading into the ENTRANCE HALLWAY. The hallway has parquet flooring, the staircase rising to the first floor landing, a radiator, an understairs storage cupboard with a single glazed opaque window spotlights and a hanging rail. The LIVING ROOM has a wooden feature fire surround with inset coal effect gas fire with tiled hearth, a radiator, coved ceiling, two single glazed stained glass leaded windows to the side elevation double glazed leaded bay window to the front elevation. The DINING ROOM has a gas fire inset a tiled fireplace, radiator and a double glazed patio door to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and an inset single drainer stainless steel sink unit. Space for a slot-in cooker, space and plumbing for a dishwasher and space for a fridge. There is a wall mounted gas fire and a double glazed window to the rear elevation. A wooden door gives access to the rear LOBBY with quarry tiled floor, a cupboard housing the wall mounted central heating boiler, space and plumbing for washing machine, space for a fridge and a door leading to the garden. The downstairs TOILET comprises low level W.C. and a single glazed opaque window to the side elevation.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation and loft access. The large BATHROOM has a white suite and comprises panelled bath with electric shower over and glazed side screen and a pedestal wash hand basin. There is an Airing Cupboard housing the hot water tank and has fitted shelving, tiling to the walls radiator and a double glazed opaque window to the rear elevation. The separate TOILET has low level W.C., pedestal wash hand basin and a single glazed opaque window to the side elevation. BEDROOM ONE has a radiator, coved ceiling and a double glazed leaded window to the front elevation. BEDROOM TWO has a radiator and a double glazed window to the rear elevation. BEDROOM THREE has a range of fitted wardrobes with overhead storage, a radiator and a double glazed leaded window to the front elevation.

OUTSIDE

The property has a gravelled a driveway providing off road parking and a slabbed path giving access to the entrance and flanked by a lawned foregarden with side gated access. The GARAGE has double opening wooden doors to the front and a double glazed door and side window to the rear garden. The rear garden is a particular feature of the property due to its size and has a pathway leading from the side gated access to a paved patio area with steps up to the large lawn area with well stocked, well planted borders and is enclosed by a hedge to the boundary. There is a hard standing for a shed.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND E – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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01562 546969

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Offers Around
£375,000

EPC: D

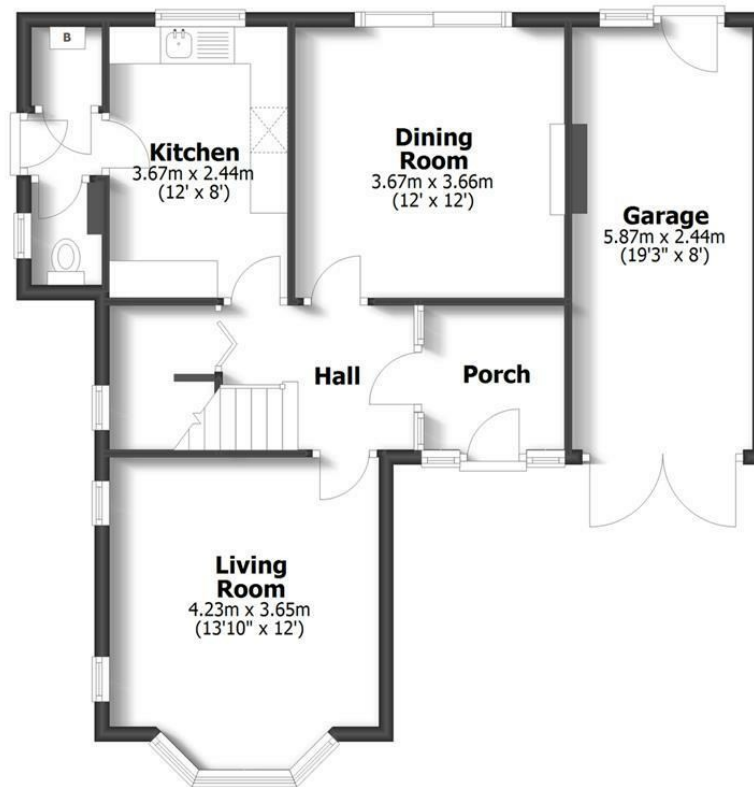
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



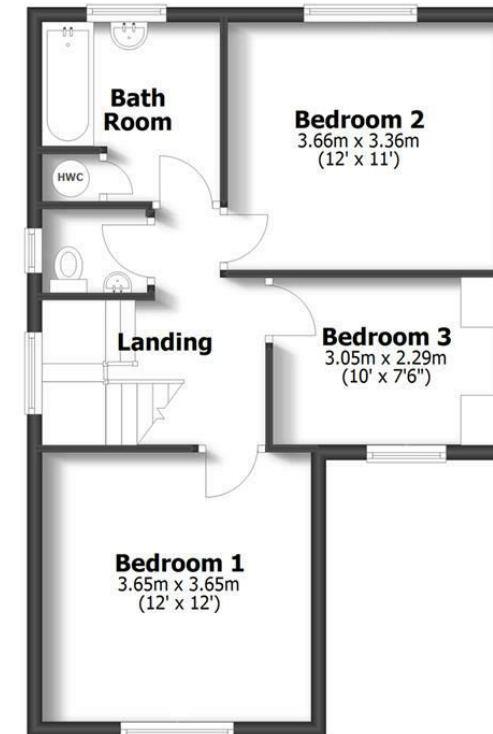
**14 PETERDALE DRIVE
PENN**

HOUSE: 102.5sq.m. 1103sq.ft.
 GARAGE: 14.3sq.m. 154sq.ft.
TOTAL: 116.8sq.m. 1257sq.ft.

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



Ground Floor



First Floor

