



30 Orton Grove, Wolverhampton, WV4 4JN

BERRIMAN
EATON

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Orton Grove is a charming, extended semi-detached family home with off road parking and a large rear garden with a detached work/games room. It briefly comprises porch, entrance hall, living room with dining area and fitted kitchen. The garage was converted to provide a downstairs bedroom/sitting room with a cloakroom/WC adjacent. The first floor has four well proportioned bedrooms and a family bathroom. The property benefits from central heating, double glazing and solar panels.

EPC : B
WOMBOURNE OFFICE

LOCATION

Orton Grove is a quiet cul de sac located just off Braden Road, which gives excellent access to both the Penn Road (A449) and the Warstones Road. There are convenient facilities at Springhill, as well as regular transport links in and out of the City. There are popular schools for both Primary and Secondary sectors situated within convenient travelling distance.

DESCRIPTION

Orton Grove is a charming, extended semi-detached family home with off road parking for several vehicles, and a large rear garden with a detached work/games room. The internal accommodation briefly comprises porch, entrance hall, living room with dining area and fitted kitchen. The garage was converted to provide a downstairs bedroom/sitting room with a cloakroom/WC adjacent. The first floor has four well proportioned bedrooms and a family bathroom. The property benefits from central heating, double glazing and solar panels.

ACCOMMODATION

The PORCH has a double glazed door with side windows with access into the ENTRANCE HALL via a composite door, there is a storage cupboard with coat hooks and shelving, radiator and stairs to the first floor. The LIVING ROOM has a double glazed bay window to the front elevation and a open fireplace with a decorative surround, radiator and Karndean flooring which runs into the DINING AREA where there is a recessed fireplace alcove, large double opening storage cupboard with fitted shelving, double glazed sliding patio doors onto the rear garden and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, two double glazed windows to the rear elevation, larder storage, wall mounted central heating boiler, plumbing and space for washing machine and dishwasher, integrated fridge and freezer, space for a Range style oven with fitted extractor, tiled splashback and radiator. The DOUBLE BEDROOM/SITTING ROOM has a double glazed window to the front elevation, two radiators and door into the CLOAKROOM which has a low level W/C and vanity wash hand basin with mixer tap.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and split staircase. To the left hand side there is the FAMILY BATHROOM which is fitted with a white suite which comprises freestanding shower cubicle, bath, low level WC, pedestal wash hand basin, double glazed window to the rear elevation, part tiling to the walls and a heated ladder towel rail. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, storage cupboard above the stairs recess, walk in wardrobe with hanging rail; and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has double glazed window to the rear elevation and radiator. BEDROOM 4 has double glazed window to the front elevation, radiator and fitted storage cupboard.

OUTSIDE

To the front of the property there is a block paved driveway suitable for parking several vehicles off road with a walled boundary. The REAR GARDEN has a full width patio area, steps leading to a path and a lawned area with well planted established border and fence boundary. At the bottom of the garden, through a wooden pergola, there is hardstanding for a greenhouse and shed as well as a detached HOME OFFICE. This is timber construction with wooden double opening doors and two double glazed windows.

NB The property has the benefit of solar panels, which were installed in 2012, with a tariff of 71.85/kw. The system can be transferred to new purchasers however buyers are advised to ensure that the current tariff is transferable.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND B – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£280,000

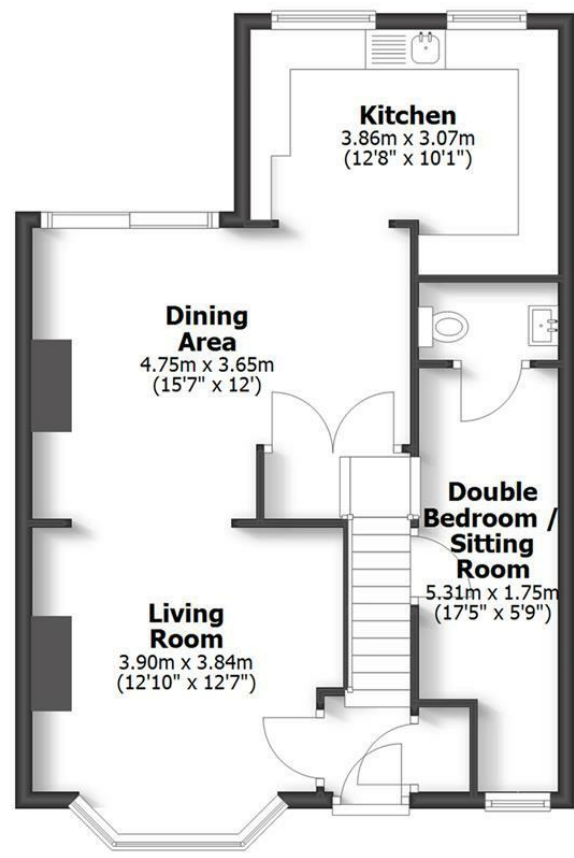
EPC: B

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.

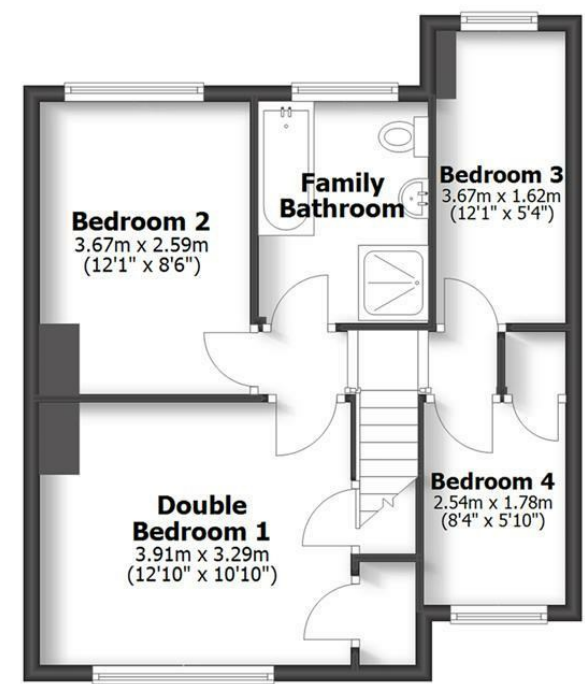


30 Orton Grove
Penn

HOUSE: 103.1sq.m. 1110sq.ft.
 GARAGE: 22.5sq.m. 243sq.ft.
TOTAL: 125.6sq.m. 1353sq.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



