



48 Lea Manor Drive, Wolverhampton, WV4 5PJ

BERRIMAN
EATON

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An immaculately presented three bedroom detached with off road parking, partly converted garage and a private rear garden. It briefly comprises entrance hall, study, open plan living and dining room, modern kitchen with integrated appliances and downstairs, cloakroom/wc to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Lea Manor Drive is a quiet and exclusive cul-de-sac in this popular part of Penn on the western fringe of Wolverhampton. There are shops available along the Penn Road with bus services providing convenient access to towns further afield including Wolverhampton City Centre with its wider range of amenities. Furthermore, the area is well served by schooling for all age groups, and is within easy access of the open spaces of Penn Common.

DESCRIPTION

Lea Manor Drive is an immaculately presented three bedroom detached with off road parking, partly converted garage and a private rear garden. The internal accommodation briefly comprises entrance hall, study, open plan living and dining room, modern kitchen with integrated appliances and downstairs, cloakroom/wc to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a composite door with opaque panels, there is a staircase rising to the first floor landing with wooden balustrades, radiator and understairs storage cupboard. The CLOAKROOM has a double glazed opaque window to the front elevation low level WC, wash hand basin and mixer tap and part tiling to the walls. The STUDY, which was formerly part of the garage, has a double glazed opaque window to the side elevation, spotlights and radiator. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated double NEFF oven with 5 ring hob and extractor hood, space and plumbing for dishwasher and washing machine, space for fridge freezer and tumble dryer, vertical radiator, wall mounted central heating boiler, double glazed window to the front elevation and double glazed door with opaque insert, giving access to the side passage. The LIVING ROOM has triple bifold doors onto the rear garden and a living flame gas fire with stone surround, radiator. There is a garden room adjacent to the dining area which has double glazed windows to the side and rear elevations and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the front elevation, loft access and radiator. The BATHROOM is well proportioned and has a curved walk in shower cubicle with multi headed shower, roll edge bath, wash hand basin with mixer tap, low level WC, radiator towel rail, airing cupboard housing the hot water cylinder, spotlights, tiled walls and two double glazed opaque windows to the side elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to rear, built in wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a block paved driveway suitable for parking several vehicles off road, partial storage area in the former garage behind double opening doors and side gated access to the rear. The REAR GARDEN has side storage, hard standing for a shed, full width patio, well stocked borders, lawn and fencing to the boundaries. The rear garden has a private aspect.

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

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Offers In The Region Of
£385,000

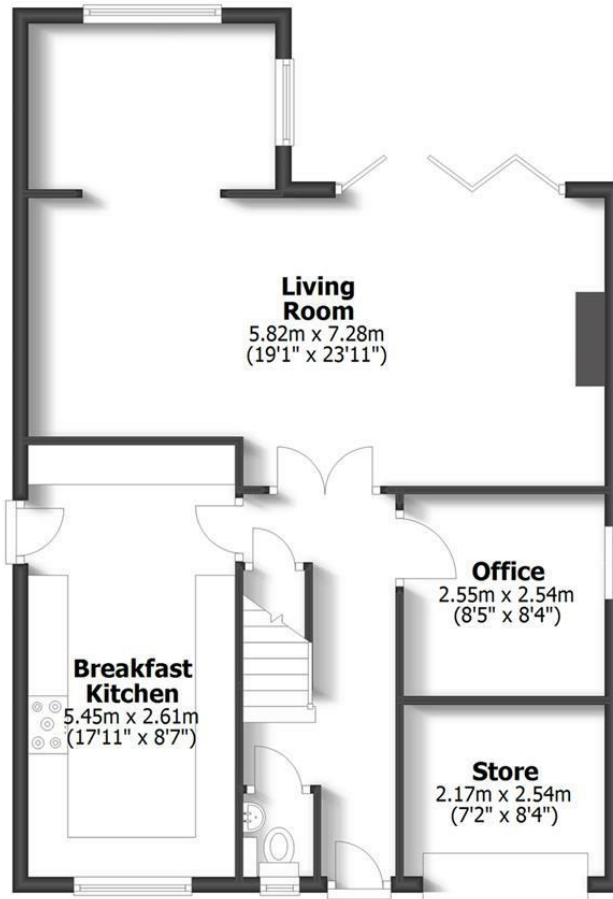
EPC:

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.

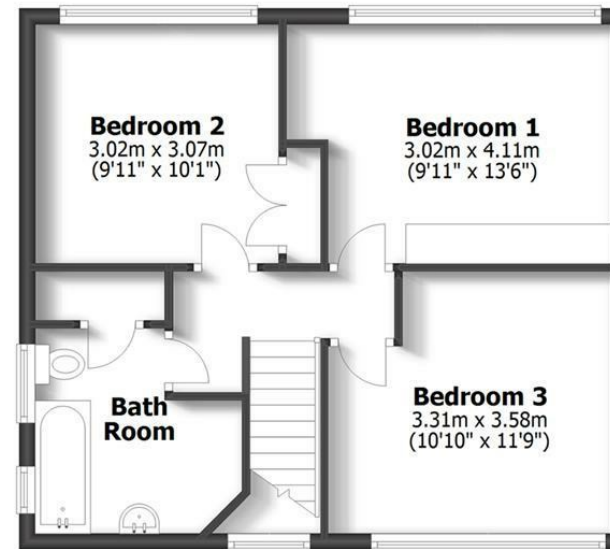


48 Lea Manor Drive
Penn

HOUSE: 110.1sq.m. 1185sq.ft.
 GARAGE: 5.5sq.m. 60sq.ft.
TOTAL: 115.6sq.m. 1245sq.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

