



54 Lea Manor Drive, Wolverhampton, WV4 5PJ

BERRIMAN
EATON

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This is a detached family home at the head of this popular cul de sac with lovely, elevated views. There is off road parking, garage and a private, well established and planted rear garden. It comprises porch, entrance hall, living room, dining room, kitchen and cloakroom WC to the ground floor. To the first floor there are four double bedrooms and a shower room. 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 a detached family home sitting at the head of this popular cul de sac with lovely, elevated views. The property benefits from off road parking, garage and a private, well established and planted rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, dining room, kitchen and cloakroom WC to the ground floor. To the first floor there are four double bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE PORCH has double glazed opaque door with matching side windows, tiled floor and a wooden opaque door gives access into the HALLWAY which has a staircase rising to the first floor landing, oak flooring and door to the CLOAKROOM which has the low level WC, wash hand basin and single glazed opaque window to the front elevation. The LIVING ROOM has a double glazed window to the front elevation, radiator and a gas fire with a decorating surround incorporating a tv stand and shelving. There are double doors into the DINING ROOM which has a double glazed sliding patio door, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated double oven, 4 ring hob and fitted extractor, double glazed window to the rear elevation and wooden door to the side LOBBY. The lobby has tiled floor and wooden door to the side passage, there are two storage cupboard, once of which houses the wall mounted central heating boiler and has plumbing and space for a washing machine.

The staircase rises to the FIRST FLOOR LANDING where there is a loft access, double glazed window to the front elevation and storage cupboard. The SHOWER ROOM is fitted with a shower cubicle, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to rear, heated towel rail and spotlights. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window, radiator and fitted wardrobes. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation, radiator and fitted wardrobe.

OUTSIDE

To the front of the property there is a paved driveway suitable for parking several vehicles off road, there is a hedge to the front and a lawned area. The GARAGE has an elevating door and a wooden door to the side passage. There is a side entry way giving access to the REAR GARDEN. This has a paved patio area, lawn area and hard standing for a shed, there are well stocked and planted borders and a fence to the boundary. The property also has a very private aspect to the rear and isn't overlooked.

TENURE WE UNDERSTAND THAT THE PROPERTY IS 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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Offers In The Region Of
£350,000

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.



**54 LEA MANOR DRIVE
PENN**

HOUSE: 117.9sq.m. 1269sq.ft.
 GARAGE: 15.9sq.m. 172sq.ft.
TOTAL: 133.8sq.m. 1441sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



