



8 Wendover Road, Wolverhampton, WV4 6NA

BERRIMAN
EATON

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This is an extended semi-detached family home with a driveway suitable for parking several vehicles off road and a well maintained rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, breakfast kitchen, dining room, sitting room and shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Wendover Road is a popular road situated in Lanesfield within easy reach of the Birmingham New Road, which is a major commuter road giving access to into Wolverhampton City Centre, Dudley and Birmingham City, which has reliable and frequent public transport. The area is well served by a variety of local schools including Hill Avenue Academy, Little Pioneers Nursery & Pre-school and Dormston Secondary School all within walking distance. There is also a selection of local amenities available nearby in Sedgley and Bilston.

DESCRIPTION

This is an extended semi-detached family home with a driveway suitable for parking several vehicles off road and a well maintained rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, breakfast kitchen, dining room, sitting room and shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has a UPVC double glazed French doors with a further UPVC double glazed door with opaque panel inset and side window giving access to the ENTRANCE HALL, there is a staircase rising to the first floor landing, radiator and door into the LIVING ROOM which has a double glazed walk in bay window, brick fireplace incorporating display shelving, radiator and double glazed sliding patio doors into the SITTING ROOM. This has two double glazed windows to the rear elevation, double glazed French doors to the rear garden, radiator and access into the BREAKFAST KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, which incorporates a breakfast bar and has a one and a half sink and drainer with mixer tap, wall mounted central heating boiler, space for appliances including fridge, freezer, oven with fitted extractor, plumbing and space for washing machine, dishwasher and tumble dryer, radiator, tiling to the floor and splashback and double glazed window to the rear elevation. The DINING ROOM, formerly the garage, has a double glazed window to the front elevation and radiator. The SHOWER ROOM has a walk in cubicle, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, radiator tiling to the walls and flooring.

The staircase rises to the FIRST FLOOR LANDING has a double glazed opaque window to the side elevation, glass banister and feature wall to the gable end. The FAMILY BATHROOM is fitted with a white suite which comprises shower cubicle, bath with mixer tap, vanity wash hand basin and mixer tap which incorporates the low level WC, double glazed opaque window to the rear elevation, panelled ceiling, heated ladder towel rail, tiling to the floor and walls. DOUBLE BEDROOM 1 has a double glazed bay window to the front elevation, radiator and a range of fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator and overhead storage.

OUTSIDE

To the front of the property there is a concrete imprint driveway suitable for parking several vehicles off road and fencing to the boundary. To the REAR GARDEN there is a concrete imprint patio, lawned area, planted borders, hardstanding for a shed and fencing to the boundary.

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
£289,950

EPC: D

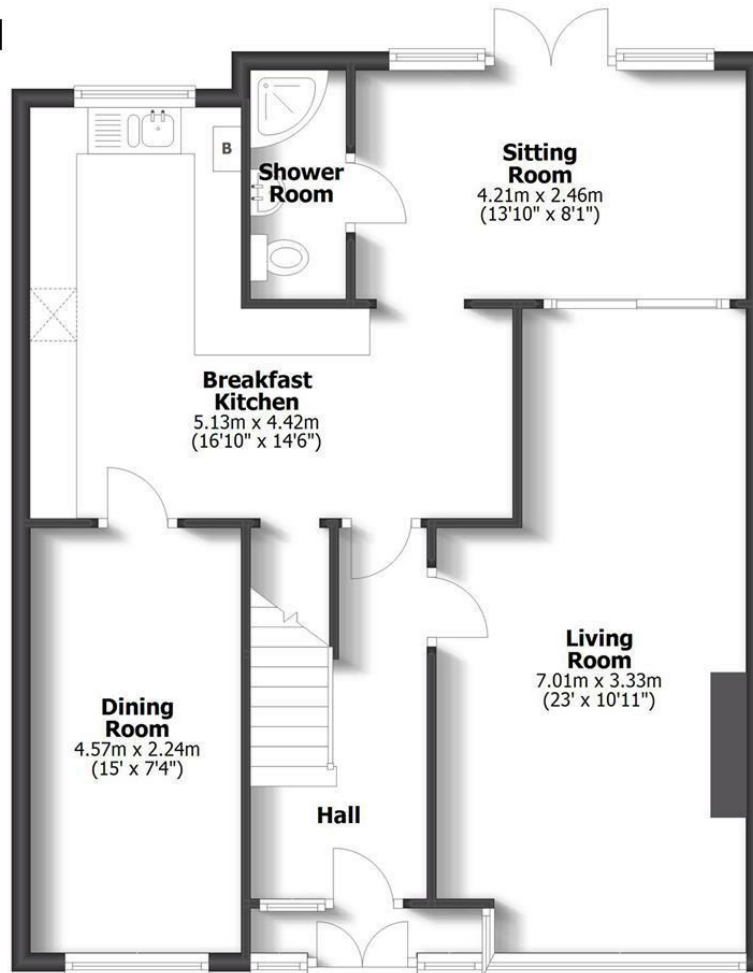
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



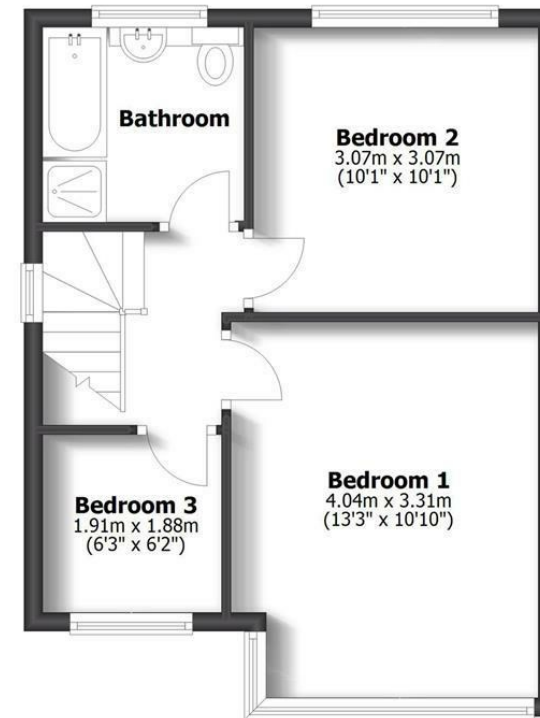
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TOTAL: 107.3sq.m. 1155sq.ft.

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

