



53 Wakeley Hill, Wolverhampton, WV4 5RA

BERRIMAN
EATON

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This generously proportioned semi-detached property is immaculately presented with a driveway and private rear garden. The internal accommodation briefly comprises porch, entrance hall, cloakroom/wc, open plan living room, dining area and fitted kitchen with separate laundry to the ground floor. To the first floor there are three good sized bedrooms and a modern bathroom. The property benefits from central heating and double glazing.

EPC : E
WOMBOURNE OFFICE

LOCATION

Wakeley Hill is within easy reach of a full range of local facilities available within Penn itself together with easy access to the more extensive amenities afforded by the city centre. The area is well served by schooling and there are regular public transport services along the Penn Road. From a recreational perspective there are beautiful walks across the Cornfields and the popular Barley Mow country pub with Penn Golf course also close by.

DESCRIPTION

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ACCOMMODATION

The PORCH has wooden double doors, tiled floor and composite door with opaque inserts into the ENTRANCE HALL which has staircase rising to the first floor with storage cupboard with wall mounted central heating boiler, double glazed opaque window to the side elevation, wooden balustrades and decorative radiator. The CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the side elevation and radiator. The LIVING ROOM has a wood burner within the fireplace, double glazed window to the front elevation wooden flooring and radiator. The DINING AREA has a double glazed sliding patio door into the garden, radiator and opens into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces with inset Belfast sink and mixer tap. There are a range of integrated appliances including oven, 4 ring gas hob and extractor, dishwasher and wine cooler. There is a double glazed window to the side elevation, tiled floor and door into the LAUNDRY. This has a UPVC double glazed door to the side elevation, plumbing for washing machine, double glazed opaque window to the side elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, wooden balustrade and loft access. The BATHROOM is fitted with a stylish white suite which comprises bath with shower over and glazed screen, low level WC, pedestal wash hand basin, double glazed opaque window to the front elevation, part tiling to the walls, recess over the stairs and decorative towel rail. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM2 has a double glazed window to the rear elevation and radiator and DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for off road parking, lawn area and side gated access into the REAR GARDEN, this has a paved patio, sleeper planted borders, lawn, wooden pergola and fenced boundary. The DETACHED GARAGE has an elevating door.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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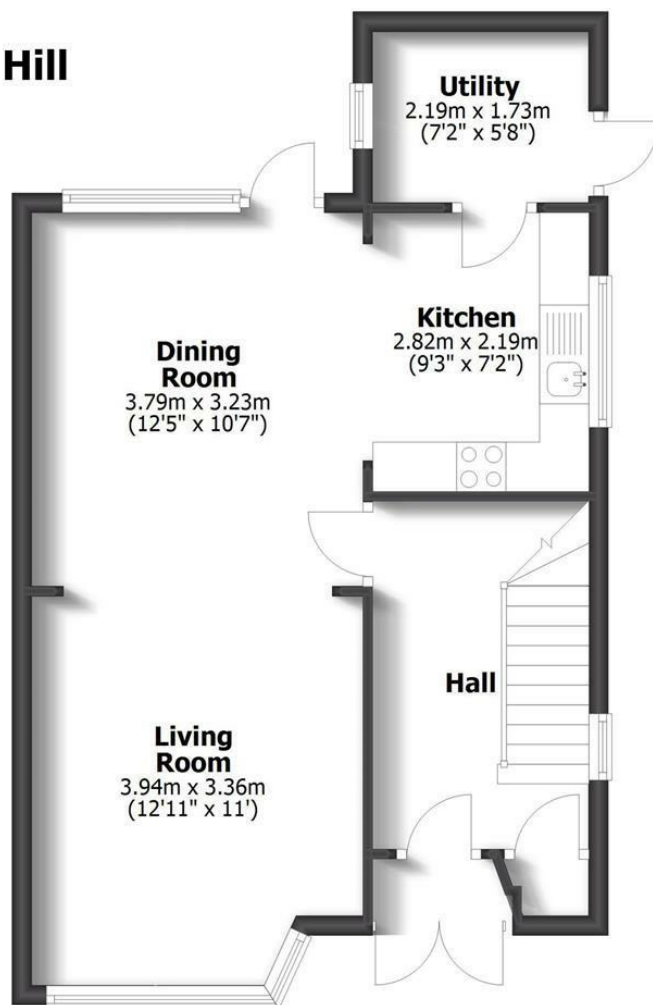
Offers In The Region Of
£325,000

EPC: E

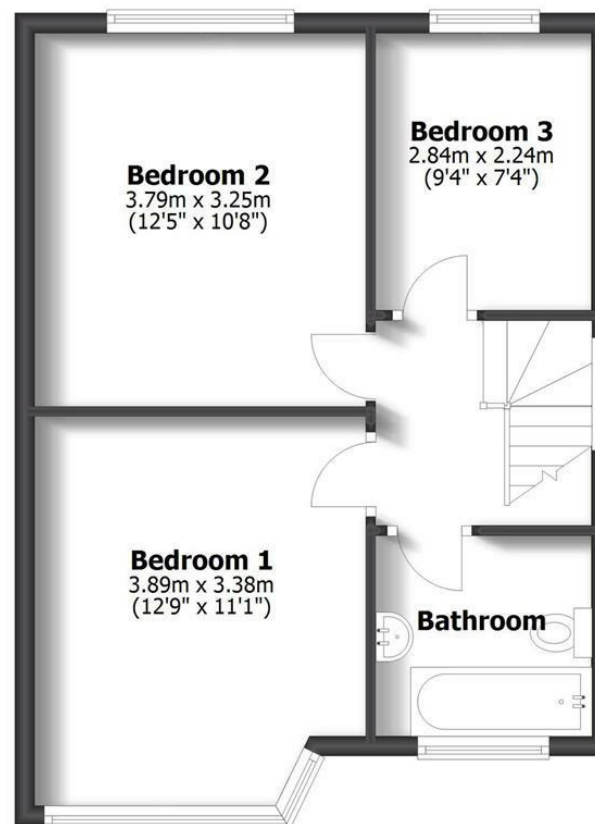
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



53 Wakeley Hill Wolverhampton



Ground Floor



First Floor

TOTAL: 87.4sq.m. 941sq.ft.

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

