



BERRIMAN EATON



Highcroft, 127 Wolverhampton Road, Off  
Charnwood Avenue, Sedgley, Dudley, West  
Midlands, DY3 1QT

Offers around £359,950

## A substantial family residence providing extensive seven/eight bedroom accommodation in a superb location.

Highcroft stands well back from the Wolverhampton Road in a delightful, elevated position with lovely views to the rear towards the Clee Hills. A wide array of facilities are available locally within Sedgley town centre and there is convenient travelling to Wombourne, Wolverhampton, Stourbridge and Dudley.

The house has been skilfully extended and now provides accommodation of a surprising depth which could be utilised for a number of purposes. The house could form an ideal property for extended families, there is the potential for the creation of a self-contained apartment (subject to gaining all of the necessary consents).

The house is well appointed throughout with kitchen and bathroom suites of quality, double glazed windows and gas fired central heating.

**PORCH** Which is double glazed to two elevations, ceramic tiled floor and a door to the:

**UTILITY ROOM** With plumbing for a washing machine, stainless steel sink with cupboards above and beneath, part tiled walls and a double glazed window to the front.

**HALL** With coved ceiling and radiator.

**SITTING ROOM** 19' x 11' (5.79m x 3.35m) With double glazed windows to three elevations, living flame coal effect gas fire within a contemporary marble effect fireplace, coved ceiling and two radiators.

**DRAWING ROOM** 23' x 13' (7.01m x 3.96m) With a contemporary stone style fireplace with granite hearth and living flame coal effect gas fire, double glazed rear window and French doors to the garden room, coved ceiling, wiring for a wall light and radiator.

**PANELLED DINING ROOM** 19'3" x 16'9" (5.87m x 5.11m) Which forms a superb, formal reception room with part panelled walls, ceramic tiled fireplace with fitted gas fire, wooden parquet style flooring, wiring for wall lights, double glazed front window, coved ceiling and a radiator.

**WELL APPOINTED DINING KITCHEN** 18'9" x 12'6" (max) (5.72m x 3.81m (max)) With a full range of panelled wall and base mounted oak fronted units with butchers block working surfaces, an under mounted ceramic sink, integrated refrigerator and freezer, integrated dishwasher, space for a range style cooker with stainless steel extraction chimney above, tiled floor, double glazed windows, built in storage cupboard and a radiator.

**GARDEN ROOM** 16'9" x 13'9" (5.11m x 4.19m) With French doors to both the drawing room and sitting room, external door to the driveway and the rear garden, electric light and power.

**WALK IN PANTRY** With fitted shelving and double glazed window.

**SIDE LOBBY** With tiled floor, tiled walls and a double glazed side door.

**CLOAKROOM** With a white suite of a WC and wash basin, tiled walls, tiled floor and a double glazed window.

**BEDROOM 6** 17'3" x 8' (max) (5.26m x 2.44m (max)) With a double glazed rear window and door to the rear garden, coved ceiling, radiator, wiring for wall light and a door to the:

**ENSUITE SHOWER ROOM** With a fully tiled shower cubicle, WC and wash basin, part tiled walls, tiled floor, extractor fan and a wall mounted fan heater.

**BEDROOM 7** 17'3" x 8' (5.26m x 2.44m) With a double glazed rear window and external door to the garden, coved ceiling, vanity unit with wash basin, wall mounted fan heater, wiring for wall lights and a radiator.

Stairs from the reception hall lead down to the lower ground floor accommodation with a:

**INNER HALL** Providing storage area and a door to the:

**STUDY/BEDROOM 8** 10'6" x 10'6" (3.20m x 3.20m) With double glazed windows to the front and side.

A staircase rises from the hall to the:

**LANDING** With a double glazed rear window.

**BEDROOM 1** 18'9" x 12' (5.72m x 3.66m) With double glazed windows to two elevations, wiring for wall lights, a range of built-in wardrobes, coved ceiling, radiator and a door to the:

**ENSUITE SHOWER ROOM** With a well appointed white suite of WC and vanity unit with wash basin, fully tiled shower cubicle, double glazed window, extractor fan and fully tiled walls.

**BEDROOM 2** 12'6" x 11' (3.81m x 3.35m) With double glazed windows to two elevations, radiator and a door to the:

**SHOWER ROOM ENSUITE** With a well appointed white suite of vanity unit with wash basin, WC and fully tiled shower cubicle, part tiled walls, double glazed window, extractor fan and a radiator.

**BEDROOM 3** 13' x 12' (3.96m x 3.66m) With a double glazed window to the front, vanity unit with wash basin and a radiator.

**BATHROOM** With a white suite of a panelled cast iron bath with mixer tap with shower attachment, vanity unit with wash basin, part tiled walls, double glazed window, AIRING CUPBOARD and a towel rail radiator.

**SEPARATE WC** With a double glazed window.

Stairs lead from the first floor to the:

**SECOND FLOOR LANDING** With a double glazed window to the rear.

**BEDROOM 4** 11'9" x 11'3" (into eaves) (3.58m x 3.43m (into eaves)) With two double glazed windows, vanity unit with wash basin and a radiator.

**BEDROOM 5** 11'3" x 11' (both max) (3.43m x 3.35m (both max)) With two double glazed windows, vanity unit with wash basin and a radiator.

**OUTSIDE:** Highcroft stands in a LOVELY, ELEVATED POSITION with a large, tarmac driveway providing extensive parking for many vehicles. The house stands behind a rockery garden, matured laurel hedge with paved steps with wrought iron balustrading leading to the front door. There is gated access to one side leading to a small courtyard and a door to a:

**STORE ROOM** Which is under the porch and the utility room.

**GARAGE** 25'6" x 14' (7.77m x 4.27m) With an elevating door, concrete floor, electric light and power and two side windows.

**THE REAR GARDEN** Is a particular delight with a terrace, large rockery gardens, an ornamental garden pond, shaped lawn, stocked borders and a large timber decked terrace providing a lovely external seating area with far reaching views.

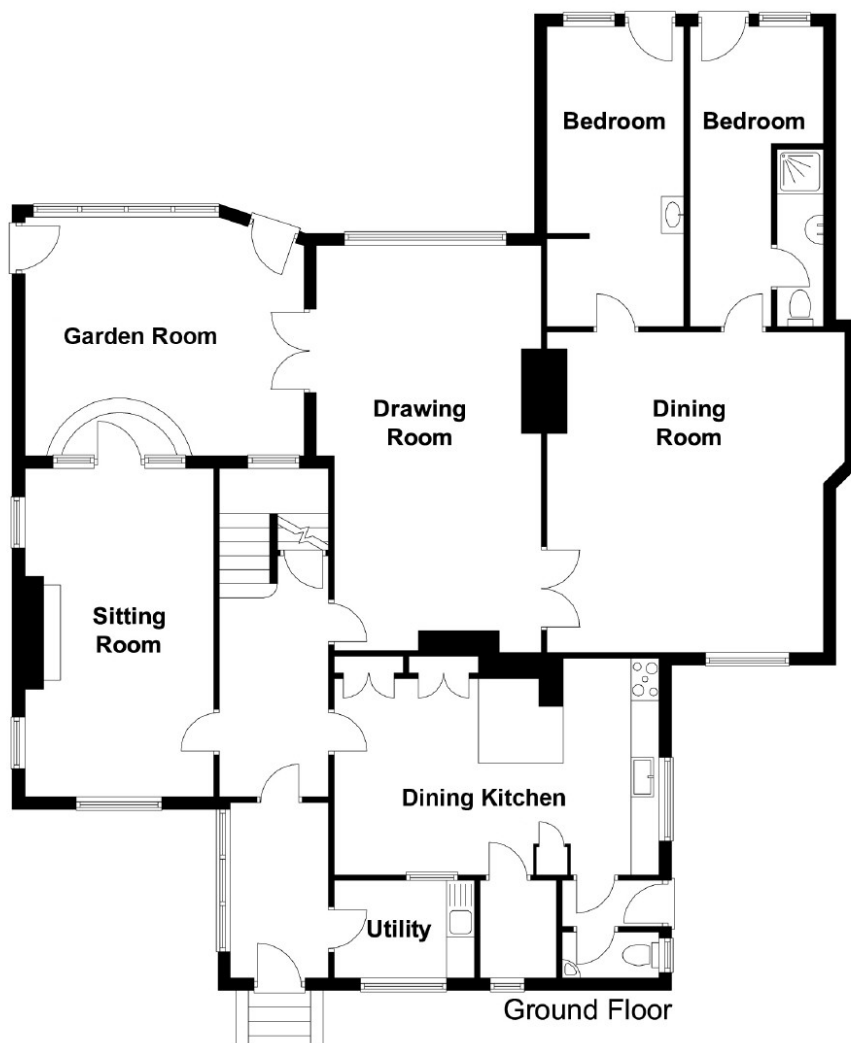
**SERVICES** We are informed by the Vendors that all main services are installed.

**COUNCIL TAX** The property is in Band G. (Dudley MBC)  
**POSSESSION** Vacant possession will be given on completion.

**VIEWING** Please contact the Wombourne office

**DIRECTIONS:** Proceed out of Sedgley town centre along the High Street which becomes Wolverhampton Road (A459) heading towards Wolverhampton. Continue past the two entrances on the left hand side to High Park Crescent and the left hand turning into Clee View Meadow and take the next left hand turn into Charnwood Avenue. Follow the road around to the left and Highcroft is then on the right hand side.

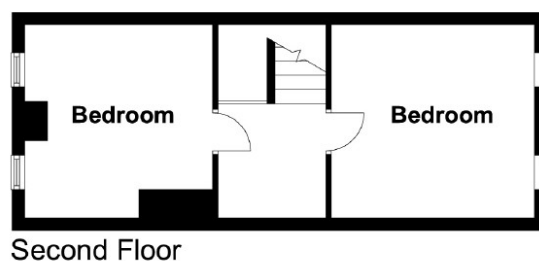
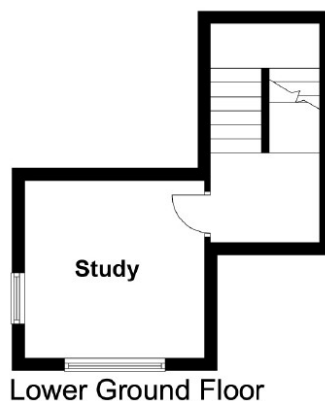




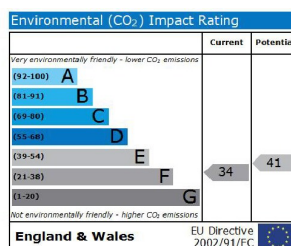
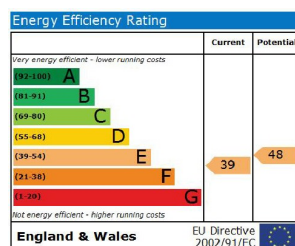
**127, WOLVERHAMPTON ROAD  
SEDGLEY**

Approx gross internal area  
300sq.m 3230sq.ft

FOR IDENTIFICATION ONLY  
NOT TO SCALE



**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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