



71 Idonia Road, Perton, Wolverhampton, WV6 7NQ

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A deceptively spacious family home providing extended accommodation over two floors with five bedrooms to the first floor and three good reception rooms and a conservatory to the ground floor with the potential for the use of one of the reception rooms with an adjoining shower room as a ground floor bedroom suite.

LOCATION

71 Idonia Road stands in a superb position in a sought after modern development which benefits from a wide range of local facilities within its shopping centre and which benefits from excellent schooling for which the area is renowned.

Regular bus services are available and the further amenities afforded by Codsall and Tettenhall village centres and Wolverhampton City Centre itself are within convenient travelling distance.

The house stands in a superb position with delightful views over open countryside to the rear.

DESCRIPTION

71 Idonia Road is a surprising house of much depth with spacious accommodation which is belied by the front elevation. The house has undergone a comprehensive scheme of extensions over the years so that it now provides flexible living areas of surprising size over both ground and first floors.

The property is well appointed and well presented throughout and benefits from double glazed windows and gas fired central heating.

ACCOMMODATION

A part panelled and double glazed front door opens into the HALL with laminated flooring. The LOUNGE is a good size room with a double glazed window to the front, a contemporary wall mounted gas fire, wiring for wall lights, laminated flooring and glazed double doors opening into the DINING ROOM which is a particularly large room and which is ideal for entertaining. A double glazed window and glazed double doors open into the CONSERVATORY which is double glazed with French doors to the garden, tiled floor, wiring for wall lights and two radiators helping to make the room useful all year round. There is a SITTING ROOM with a double glazed window to the front, a door to the hall and a door to an INNER HALL which benefits from a GUEST CLOAKS AND SHOWER ROOM with a white suite of WC and wash basin, fully tiled shower cubicle, tiled walls and floor and a shaver point.

NB the sitting room and shower room could be utilised as a ground floor bedroom suite should buyers so wish.

The KITCHEN has a full range of wall and base mounted cupboards with a stainless steel sink unit, a four ring gas hob with built under oven and grill and filtration unit above, plumbing for a washing machine, plumbing for a dishwasher, tiled floor, part tiled walls, integrated ceiling lighting, a double glazed rear window and an interconnecting door to the conservatory.

A staircase from the hall rises to the first floor landing with an airing cupboard with hot water cylinder and slatted shelving and access to the roof space. BEDROOM ONE is a good double room in size with two double glazed windows to the front. BEDROOM TWO is a good double room in size with fitted wardrobes with sliding mirrored doors and a double glazed window to the rear. BEDROOM THREE is a double room with a double glazed window to the front. BEDROOM FOUR has a double glazed window to the front and BEDROOM FIVE has a double glazed rear window and fitted shelving. The BATHROOM has a well appointed white suite with a panelled bath with shower end, vanity unit with wash basin and WC with concealed flush, tiled floor, part tiled walls and a double glazed window to the rear.

OUTSIDE

71 Idonia Road stands behind a DRIVEWAY laid in tarmac providing off street parking together with a gravelled side terrace providing further off street parking for further cars or for the parking of a motor home, caravan or similar.

The REAR GARDEN is a particular feature of the property with a shaped lawn, patio to the rear of the house, timber decked terrace to the side and further paved terrace to the rear, brick built BBQ and a delightful aspect to the rear over open countryside.

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

COUNCIL TAX BAND D - South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

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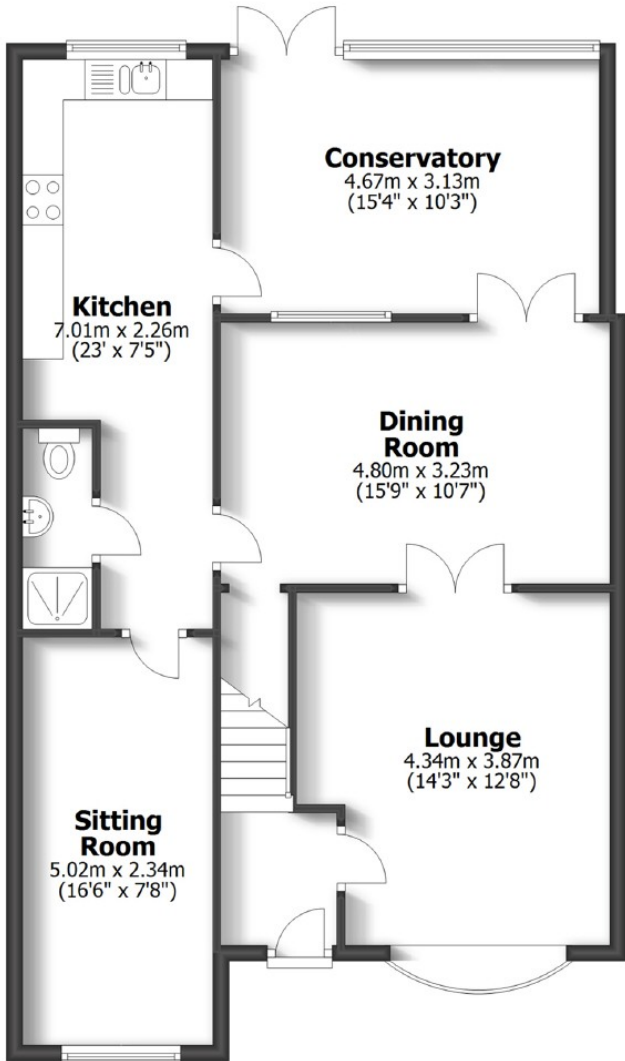
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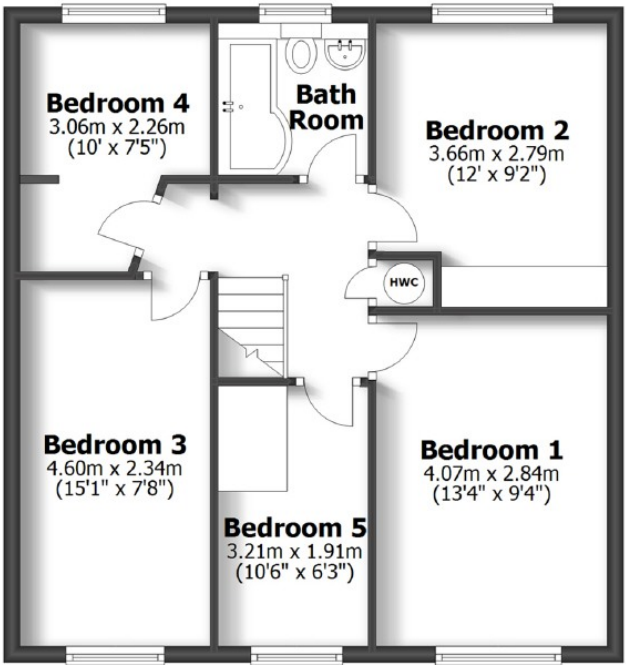
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**71 IDONIA ROAD
PERTON**



Ground Floor



First Floor

TOTAL: 137.3sq.m. 1478sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

