



4 Wightwick Grove, Wightwick, Wolverhampton, WV6 8BT



# 4 Wightwick Grove, Wightwick, Wolverhampton, WV6 8BT

A particularly well situated detached residence standing in a small and exclusive cul-de-sac which lies just off Wightwick Bank in a highly regarded address.

## LOCATION

Wightwick Grove can be found off Wightwick Bank in the heart of one of the most sought after suburbs within the Wolverhampton conurbation. The property stands within easy reach of the wide ranging amenities afforded by Tettenhall, Tettenhall Wood and Compton and there is convenient travelling to the city centre. Furthermore, the area is well served by excellent schooling of high repute in both sectors.

Wightwick Grove is an ideal family environment and consists of well-proportioned detached family homes standing in the former grounds of the attractive Elmsdale Hall.

## DESCRIPTION

4 Wightwick Grove is an outstanding family home with well proportioned five bedroomed living accommodation which benefits from three good size reception rooms to the ground floor.

The house stands in a fine plot with a generous and private garden to the rear and a delightful aspect to the front towards Elmsdale Hall.

The property has been well maintained over the years by the current owners and benefits from gas fired central heating and double glazed windows.

## ACCOMMODATION

An open PORCH has a double glazed and panelled front door with double double glazed windows to either side opening into the large RECEPTION HALL which provides a welcoming entrance to the residence with a fine parquet floor, coved ceiling, under stairs cloaks and storage cupboard and a GUEST CLOAKROOM with a WC and wash basin, inset ceiling lighting and a double glazed window. The LOUNGE is a large, through room with a double glazed window to the front and sliding double glazed doors to the rear garden, laminated flooring, living flame coal effect gas fire, wiring for wall lights and coved ceiling. The DINING ROOM has laminated flooring, integrated ceiling lighting and two double glazed windows to the front and there is a SITTING ROOM with a double glazed window overlooking the rear garden and integrated ceiling lighting. The BREAKFAST KITCHEN has a full range of wall and base mounted units, a Hotpoint electric hob with filtration unit above, a built in Bosch double electric oven, plumbing for a dishwasher, coved ceiling, tiled floor and a door to the LAUNDRY with a stainless steel sink with cupboards beneath, plumbing for a washing machine, tiled floor and a double glazed external door to the side and side window.

A staircase with turn balustrading rises from the hall to the galleried landing which could be utilised as a study area and which has access to the roof space, a double glazed front window and a built in linen cupboard. The PRINCIPAL BEDROOM SUITE is of an excellent size and incorporates a double bedroom with two double glazed rear windows, a wide bank of fitted wardrobes, coved ceiling and an open arch into a DRESSING ROOM with integrated ceiling lighting, a double glazed roof light and fitted wardrobes and a door to the BATHROOM with a panelled bath, separate shower cubicle, wash basin and WC, timber panelled walls, integrated ceiling lighting and a double glazed roof light. BEDROOM TWO is a good double room in size with a coved ceiling, fitted wardrobes and a double glazed window. BEDROOM THREE is a good double room in size with fitted wardrobes, coved ceiling and a double glazed rear window. BEDROOM FOUR is a good double room in size with a double glazed window to the front and BEDROOM FIVE has a double glazed front window. The BATHROOM has a panelled bath with a shower over, WC with concealed flush and vanity unit with twin wash basins and cupboards beneath, part tiled walls, coved ceiling, a double glazed window and an airing cupboard with hot water cylinder and slatted shelving.

## OUTSIDE

4 Wightwick Grove stands in a lovely position towards the head of the cul-de-sac and has a front lawn and DRIVEWAY laid in brick pavours providing ample off street parking. There is an integral DOUBLE GARAGE with electrically operated remote control doors, concrete floor, electric light and power and a rear window and door.

## New room

There is side access to the large REAR GARDEN with a paved patio to the rear of the house, stocked beds and borders and a delightful matured green backdrop. There is a delightful GARDEN ROOM with double glazed French doors and windows opening into the garden.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND G - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

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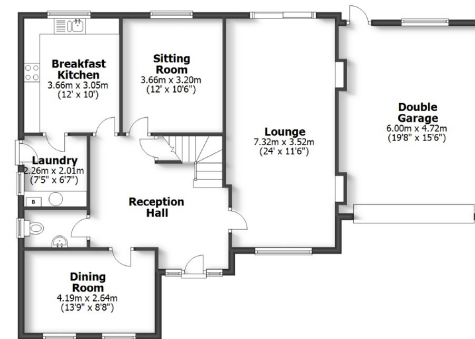
### Worcestershire Office

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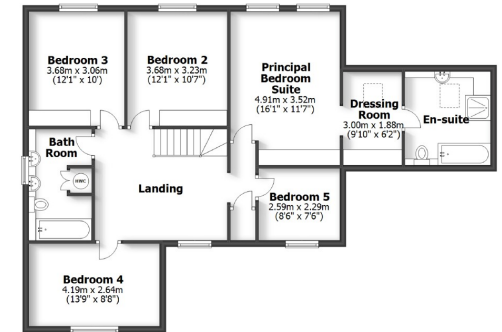
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## 4 WIGHTWICK GROVE WIGHTWICK



Ground Floor



First Floor

HOUSE: 184.9sq.m. 1990sq.ft.  
GARAGE: 27.8sq.m. 299sq.ft.  
GARDEN ROOM: 3.8sq.m. 41sq.ft.  
**TOTAL: 216.5sq.m. 2330sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

Offers around  
£650,000

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.