



142 Bridgnorth Road, Wightwick, Wolverhampton, WV6 8BE

BERRIMAN
EATON

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A superbly positioned and beautifully presented detached residence with well-proportioned accommodation in a lovely position

LOCATION

Conveniently located for a comprehensive range of local shopping facilities at Tettenhall, Tettenhall Wood and Compton and with easy access to the more extensive amenities available at Wolverhampton City Centre itself. The area is well served by schooling in both sectors and the property enjoys open views to the front and rear.

DESCRIPTION

The property is particularly well laid out and offers spacious accommodation with a living/dining room, breakfast kitchen, two double bedrooms and a bathroom to the ground floor and a further two bedrooms and separate WC to the first floor. There is off street parking, a garage and a delightful garden to the rear with stunning views over the countryside. Also benefiting from gas central heating and double glazing.

ACCOMMODATION

A double glazed door with double glazed windows either side opens into the PORCH having tiled flooring and a further glazed door to the RECEPTION HALL with a covered ceiling, dado rails, laminate flooring, a glazed door to the kitchen and a door to the LIVING/DINING ROOM having double glazed sliding doors to the balcony to the front elevation, wiring for mounted wall lights, a double glazed window to the rear and a further door to the BREAKFAST KITCHEN comprising a comprehensive range of wall and base units with fitted work top and tiled splash back, sink and drainer unit, space for an oven and fridge and freezer, an extractor fan, integrated dishwasher and ceiling lights, tiled flooring, underfloor heating, a double glazed window and two double glazed doors to the rear, one opening onto the external decking area.

BEDROOM ONE comprises a double room with a coved ceiling, double glazed bay window to the front and a range of fitted wardrobes. BEDROOM TWO is a double room with coved ceiling, laminate flooring, a fitted wardrobe and a double glazed window to the rear. The BATHROOM comprises a white suite of panelled bath with shower attachment, WC and hand basin, tiled walls and flooring, a chromed heating towel rail and a double glazed window to the REAR.

Stairs rise to the first floor LANDING having eaves storage, laminate flooring, and integrated ceiling lights. BEDROOM THREE is a double room with integrated ceiling lights, laminated flooring, eaves storage and a double glazed window enjoying stunning views to the front elevation. BEDROOM FOUR is a double room with ceiling lights, laminated flooring, eaves storage and a double glazed window to the front. There is a separate WC with tiled walls, laminated flooring, a hand basin, and a double glazed window to the rear.

OUTSIDE

142 Bridgnorth Road is approached via a block-paved driveway leading to an integral GARAGE having light and power. A shaped lawn with shrub borders sits behind stone walling, a good size balcony leading off the ground floor accommodation provides a superb seating area. There are steps up to the rear garden providing paved and decked patios, sloping tiered lawns with shrub borders and enjoying a good degree of privacy.

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND E – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

NB

In accordance with the relevant legislation it is hereby disclosed that the seller of this property is related to an employee of Berriman Eaton Ltd.

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Offers Around
£405,000

EPC:

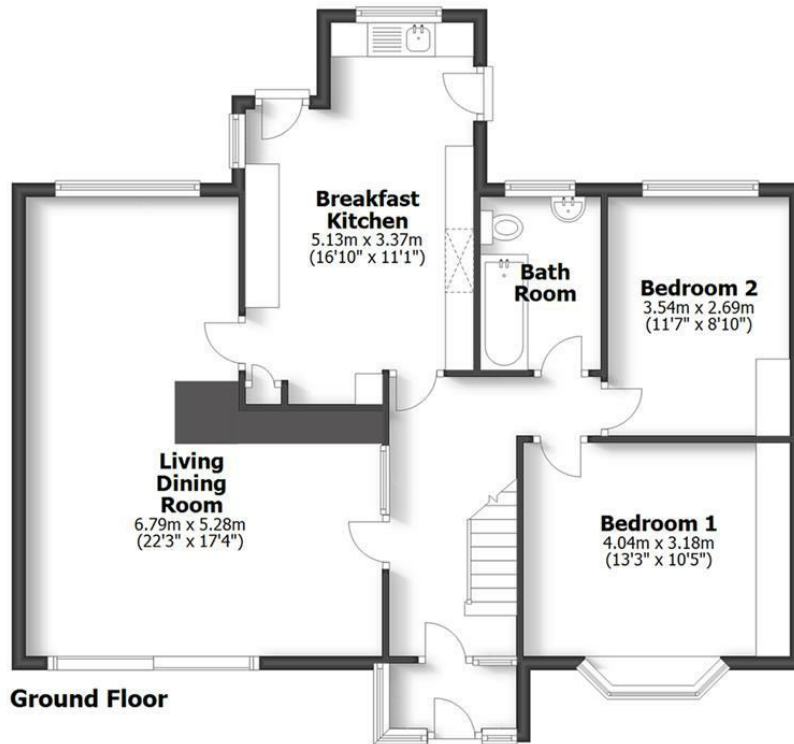
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



142 Bridgnorth Road
Wightwick

HOUSE: 121.8sq.m. 1311sq.ft.
GARAGE: 17.9sq.m. 192sq.ft.
TOTAL: 139.7sq.m. 1503sq.ft.

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



First Floor

