



53 Woodland Road, Merry Hill, Wolverhampton, WV3 8AP

**BERRIMAN**  
**EATON**

# 53 Woodland Road, Merry Hill, Wolverhampton, WV3 8AP

A three bedroom semi-detached property in a sought-after residential location benefiting from a large driveway and triple glazing to the majority of the windows

## LOCATION

Woodland Road is an established and sought after address providing convenient access to both Merry Hill shops and the centre of Finchfield with its wide array of shopping facilities. There are convenient bus services nearby providing easy travelling to the more extensive amenities afforded by Wolverhampton City Centre itself and the area is well served by reputable schooling for all age groups.

## DESCRIPTION

53 Woodland Road sits behind a large driveway for four cars and has the added benefit of a car port. There is well proportioned accommodation over both ground and first floors with two reception rooms, a kitchen and a guest cloakroom to the ground floor and three bedrooms and a bathroom to the first floor. The garden is of an excellent size and the property benefits from gas central heating and fully triple glazing though-out except for one double glazed window.

## ACCOMMODATION

Double doors set in an archway open into a PORCH with tiled floor, Wall lights, radiator and a period glazed mahogany door opening into the HALL with a GUEST CLOAKROOM with WC, wash basin with vanity cupboard beneath and a triple glazed window to the car port and tiled floor.

The DINING ROOM has a triple glazed bay window overlooking the front, dado rail and covered ceiling. The LOUNGE ROOM is an excellent size with a triple glazed window, South Facing to the well maintained Garden, integrated LED lighting, a recessed fireplace with LED light and media wall mounted TV. The KITCHEN has a wide range of wall and base units with roll top working surface, sink and drainer with triple glazed window overlooking the garden, space for an electric cooker, integrated dishwasher, space for tumble dryer and washing machine, space for an under counter fridge and for an American style fridge freezer, tiled floor, triple glazed windows to the rear and side and UPVC glazed door to the garden.

Stairs from the hall rise to the first floor landing with the only double glazed window to the side and access to the boarded loft. BEDROOM ONE is a good size with a triple glazed bay window to the front with window seat with cupboards beneath, built in wardrobes and integrated ceiling lighting. BEDROOM TWO is also a double room with built in wardrobes and a triple glazed window to the rear. BEDROOM THREE is a good size with integrated ceiling lighting and a triple glazed window to the front. The BATHROOM has a corner jacuzzi style bath with Power shower over, WC, wash basin with vanity cupboards beneath, fully tiled walls, radiator with towel rail attachment and a triple glazed window to the rear

## OUTSIDE

53 Woodland Road sits behind a DRIVEWAY laid in brick herringbone affording off road parking for several cars and a CAR PORT having a UPVC door to the large South facing REAR GARDEN with a terrace to the rear of the property, cold water supply and electric point. There is a shaped lawn with mature shrubs to the borders, a large shed and BBQ area surrounded by fencing and conifer trees.

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 Tettenhall Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows the four main providers cover the area  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£325,000

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.



**53 Woodland Road**  
Finchfield

**TOTAL: 96.7sq.m. 1041sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



