



5 Torvale Road, Wightwick, Wolverhampton, WV6 8NW

BERRIMAN  
EATON

# 5 Torvale Road, Wightwick, Wolverhampton, WV6 8NW

A delightfully situated and well-presented, detached three double bedroom property in a sought-after Wightwick location.

## LOCATION

The property stands in a superb position in an easily accessible location. The excellent local facilities provided by the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village are all within easy reach and there is convenient travelling to the further amenities provided by the centre of Perton and Wolverhampton itself.

## DESCRIPTION

5 Torvale Road is a well-proportioned detached family home with an attractive, central gable to the front elevation. The property has been extended on a single storey to the side and rear to greatly enhance the scope of accommodation provided which has created a superb flow of reception areas.

One of the attractions of the property is the superb grounds within which it stands with a pleasant frontage and a superb, well planted and fully matured garden to the rear.

The property has been well-maintained over the years and is well presented throughout and benefits from modern kitchen and bathroom suites, double glazing and gas fired central heating.

## ACCOMMODATION

An enclosed, gabled PORCH with a vaulted, timber ceiling has a front door opening into the HALL with oak strip flooring, an understairs cloak and storage cupboard and a GUEST CLOAKROOM with a fitted white suite of WC and vanity unit with wash basin with cupboards beneath, part timber panelled walls to dado and, a side window and tiled floor. Glazed double doors from the hall open into the LOUNGE which is a well proportioned living room with a hole in the wall living flame coal effect gas fire with marble hearth and slips, polished wooden flooring, wiring for wall lights, coved ceiling and a window and French doors to the garden. A glazed door opens into the MUSIC ROOM / STUDY which could be an ideal space for those wishing to work from home with laminated flooring, coved ceiling and a front window. Adjoining the lounge is a further RECEPTION ROOM which provides a cosy SITTING AREA with a window overlooking the rear garden and oak flooring and an open door into a DINING AREA with a vaulted ceiling with two roof lights, oak flooring, wiring for wall lights and glazed double doors and windows open into the CONSERVATORY which is well proportioned and fully double glazed with French doors to the garden tiled floor and a radiator helping to make the room usable all year round. The KITCHEN has a well-appointed and stylish range of modern wall and base mounted cabinetry with granite work surfaces and fitted granite breakfast table, three larder units, Whirlpool induction hob with stainless steel extraction chimney above, plumbing for a dishwasher, a corner carousel unit, a built in Zanussi microwave, oven and grill, a built in Zanussi electric oven, integrated ceiling lighting, tiled floor and a window to the front.

There is a LAUNDRY with wall and base mounted cabinetry with butchers block working surface with a stainless steel sink, plumbing for a washing machine with space for a tumble dryer above, tiled flooring, an internal door to the garage, a roof light and a side door.

A staircase from the hall rises to the galleried first floor landing with a window to the front, wiring for wall lights, ceiling coving and access to the roof space. BEDROOMS ONE AND TWO are both good double rooms in size with a light through aspect with windows to both the front and rear and ceiling coving. BEDROOM THREE is also a double room in size with laminated flooring and a window overlooking the rear garden. The SHOWER ROOM has a stylish, contemporary suite with a fully tiled corner shower, WC with concealed flush and wall hung vanity unit with wash basin with drawers beneath, tiled walls, integrated ceiling lighting, chrome towel rail radiator and a window.

## OUTSIDE

5 Torvale Road stands behind a wide frontage with a DRIVEWAY laid in brick setts providing ample off street parking. There are particularly well stocked beds and borders to the front and a GARAGE with an elevating door, electric light and power, a wall mounted Worcester Bosch gas fired central heating boiler and an internal door to the laundry.

There is gated side access over a pathway laid in brick setts to the stunning REAR GARDEN which is a particular feature of the house. There is a shaped lawn and beautifully maintained beds and borders which have been lovingly designed and superbly planted over the years. There is a paved patio to the rear of the property and paved stepping stone path leading through the lawn with gazebos above, a pergola, providing a delightful seating terrace to the rear.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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.

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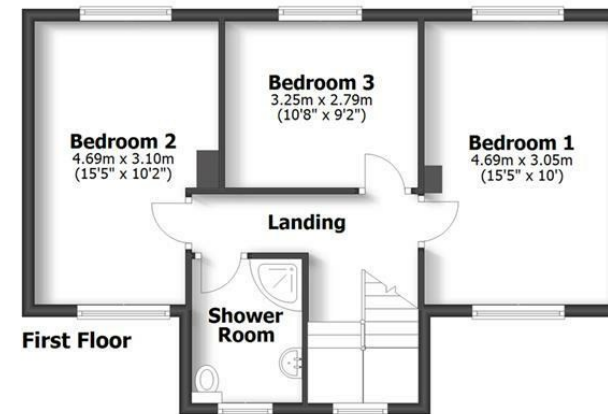
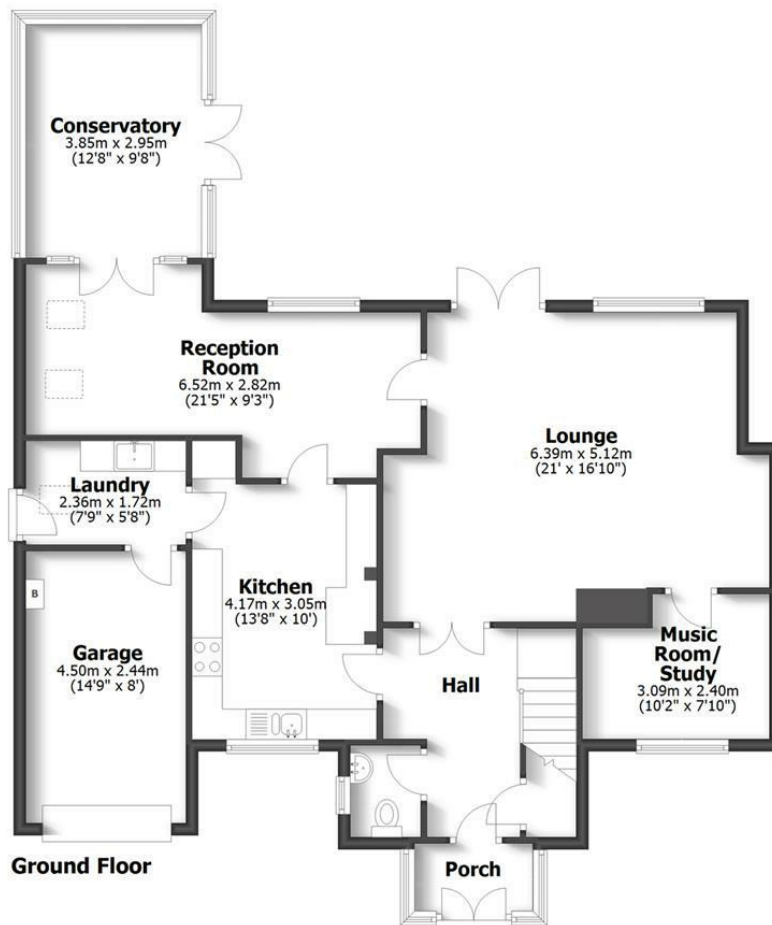
Offers Around  
£525,000

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.



**5 TORVALE ROAD  
WIGHTWICK**



HOUSE: 149.4sq.m. 1608sq.ft.  
 GARAGE: 11sq.m. 118sq.ft.  
**TOTAL: 160.4sq.m. 1726sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

