



4 Southfield Grove, Merry Hill, Wolverhampton, WV3 8DP

BERRIMAN
EATON

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A well presented three bedroom semi-detached property occupying a corner plot and benefiting from a second driveway.
NO UPWARD CHAIN

LOCATION

Southfield Grove is a quiet cul-de-sac standing in a sought after residential area which is located just off Bhylls Lane. The wide ranging amenities afforded by Merry Hill, Castlecroft and Finchfield are all within easy reach and the area is well served by schooling in both sectors. There is convenient travelling to the City Centre and there are regular bus services.

DESCRIPTION

4 Southfield Grove has been kept to a high specification by the current vendors with modern kitchen and bathroom suites and a new Worcester Bosch boiler fitted in 2022. The property benefits from double glazing and two driveways and has the added benefit of no upward chain. There is also a house alarm and CCTV.

ACCOMMODATION

A double glazed door and coloured and leaded side windows open into the PORCH with tiled flooring and inset light and a door into the HALL with wood laminate flooring, integrated ceiling lighting, a coloured and leaded window to the side and an understairs cupboard with hooks and shelving. The LOUNGE has a walk in double glazed bay window to the front, picture rail, wood laminate flooring, wiring for wall lights and an electric stove set in a recessed fireplace. The DINING ROOM has a walk in double glazed bay window and French door to the garden, wood laminate flooring and a wood burning stove set on a tiled hearth in a recessed fireplace. The BREAKFAST KITCHEN has wood laminate flooring and integrated ceiling lighting throughout, a range of contemporary wall and base units with quartz work surfaces and a matching table, wiring for a wall mounted TV, a Shock sink and drainer with double glazed window over, a four ring AEG induction hob with filtration unit above, a built in AEG oven, an AEG microwave oven and grill, an integrated Hotpoint fridge freezer, an integrated AEG dishwasher and a glazed door into the LAUNDRY with a range of wall and base units with a roll top working surface, stainless steel sink and drainer, tiled floor, part tiled walls, plumbing for a washing machine, space for a tumble dryer, double glazed door to the rear garden, double glazed window to the side and a contemporary GUEST CLOAKROOM with WC, wash basin with vanity cupboard beneath, tiled floor and integrated ceiling lighting. From the laundry a door opens into a SITTING ROOM / STUDY with tiled floor with under floor heating, wiring for wall lights, integrated ceiling lighting, double glazed window to the side and a cupboard housing the wall mounted Worcester Bosch boiler, wiring for a wall mounted TV and a door to a STORE ROOM (formerly the garage) with double doors to the front.

Stairs with turned wrought iron balustrading rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double with a walk in double glazed bay window to the front and a bank of fitted wardrobes with sliding doors. BEDROOM TWO is also a double room in size with a double glazed window to the rear and a bank of fitted wardrobes with sliding doors and integrated ceiling lighting and BEDROOM THREE has a double glazed window to the front. The HOUSE BATHROOM has a contemporary suite with a double shower with waterfall head and separate hose, a standalone bath, a vanity unit with inset sink and cupboards beneath, WC, contemporary heated towel rail, part tiling to the walls, tiled floor with under floor heating, integrated ceiling lighting and double glazed obscured window to the front.

OUTSIDE

4 Southfield Grove sits behind a DRIVEWAY laid in tarmacadam with a low rise brick wall, shrubs to the borders and external lighting. A wrought iron gate opens to the side of the property with an area of lawn with hedges screening the borders. To the rear of the property is an area of raised composite decking with plinth lighting with a pebbled garden beyond with mature shrubs to the borders, two areas of paved patio, a SUMMER HOUSE which is split into two areas so part can be used for leisure and part as a shed. A gate opens onto a further DRIVEWAY laid in tarmacadam.

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

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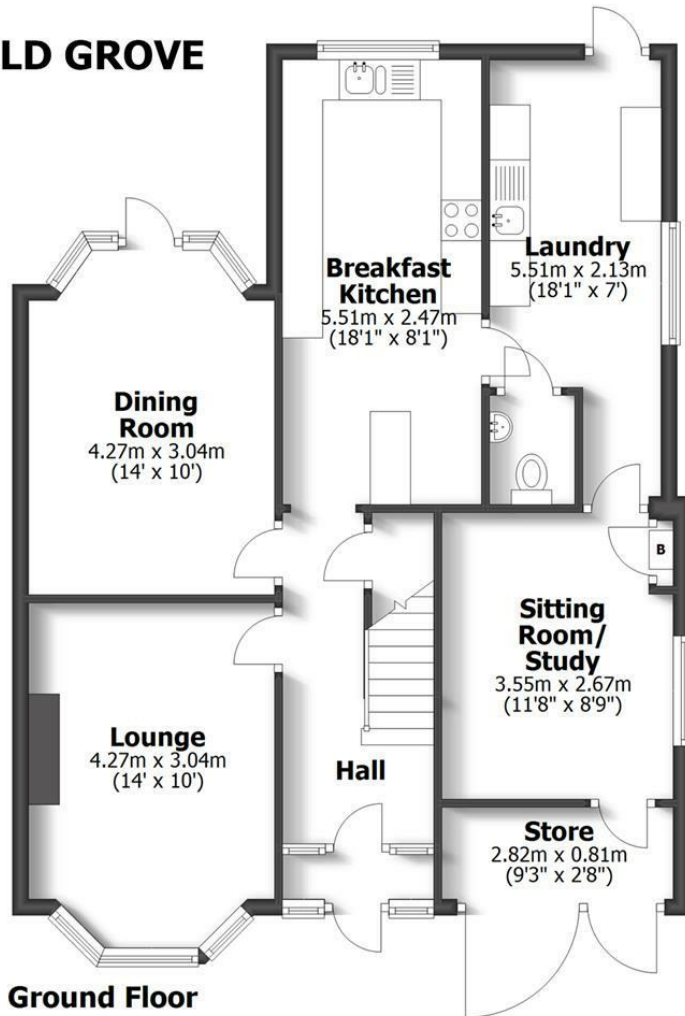
Offers Around
£325,000

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.



**4 SOUTHFIELD GROVE
MERRY HILL**



HOUSE: 111.5sq.m. 1200sq.ft.
 STORE: 2.3sq.m. 25sq.ft.
TOTAL: 113.8sq.m. 1225sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

