



12 Bellman Close, Perton, WV6 7HP

BERRIMAN
EATON

12 Bellman Close, Perton, WV6 7HP

A superb, three bedroom semi-detached property forming part of a new development in a fine South Staffordshire setting on the fringes of Perton and within easy reach of both Codsall and Tettenhall Village Centre.

LOCATION

Wrottesley Village is a new development which is currently being built in a beautiful, South Staffordshire setting which is on the fringes of Perton which provides a wide array of local facilities. The nearby villages of Codsall and Tettenhall provide further amenities including excellent schooling for which the area is renowned and there is easy access to the city centre.

Codsall Train Station provides direct services to Shrewsbury, Birmingham and beyond, the M54 is within easy reach and there are regular, local bus services from Perton.

DESCRIPTION

The property comprises a well-appointed semi-detached family home with generous room proportions to both ground and first floors. The specification of the property is excellent with kitchen and bathroom suites of quality, TV and USB points, air source central heating with underfloor heating to the ground floor, lawned gardens to the front and rear, external tap and electricity sockets and garden sheds. The properties are sold with the benefit of a 10 year new build warranty giving buyers peace of mind.

ACCOMMODATION

A composite front door opens into the HALL with tiled flooring, integrated ceiling lighting and a CLOAKROOM with white suite of WC and pedestal basin with tiled splash back, integrated ceiling lighting and tiled flooring. The LOUNGE / DINING ROOM runs the full width of the house at the rear with a double glazed window and French doors to the garden, TV, satellite, data and USB points and a useful storage cupboard. There is a KITCHEN with a full range of contemporary wall and base mounted cabinetry, a range of Zanussi appliances including an integrated fridge and freezer, a dishwasher, a double electric oven and an electric hob with stainless steel splash back and stainless steel extraction chimney above, plumbing for a washing machine, a sink unit, integrated ceiling lighting, tiled floor and a double glazed window to the front.

Stairs rise to the galleried landing with a store cupboard and an over stairs wardrobe. BEDROOM ONE is a double room in size with two double glazed window overlooking the rear garden, USB points and wiring for a wall mounted TV together with an airing cupboard with pressurised hot water cylinder and slatted shelf. There are TWO FURTHER BEDROOMS, both of which are good rooms in size with double glazed windows, USB points, wiring for a wall mounted TV and one of which has a data point. The BATHROOM has a fitted white suite with a panelled bath with shower over, WC and pedestal basin with tiled splash back, a double glazed window, tiled floor, integrated ceiling lighting and a ladder towel rail radiator.

OUTSIDE

The property stands behind a DRIVEWAY laid in brick setts providing off street parking and there is an external electrical supply. There is secured side access to the south facing REAR GARDEN with a paved patio, shaped lawns.

DIRECTIONS

On entering the Wrottesley Village development take the first left hand turn into Fern Fields Drive and Bellman Close can be found on the left hand side with the property being found on the right.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND Not allocated – similar properties are C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ultrafast broadband is available from BT Openreach

Mobile – Data not available from Ofcom as of 13.8.24

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

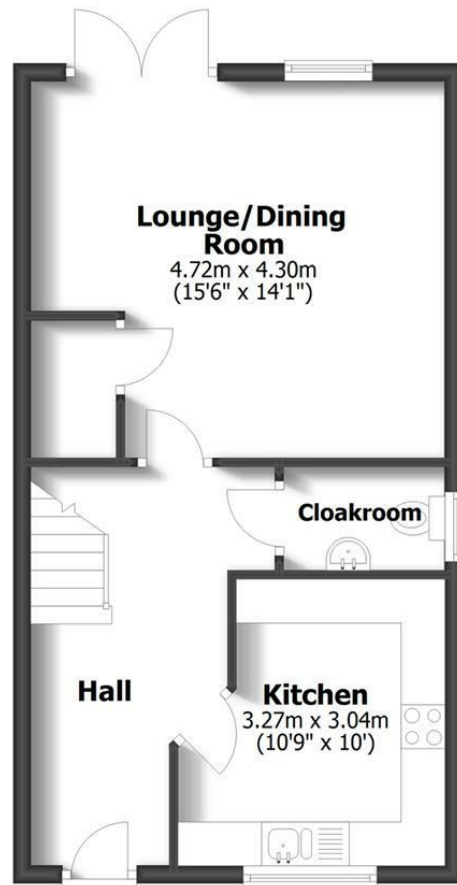
Asking Price
£302,750

EPC: B

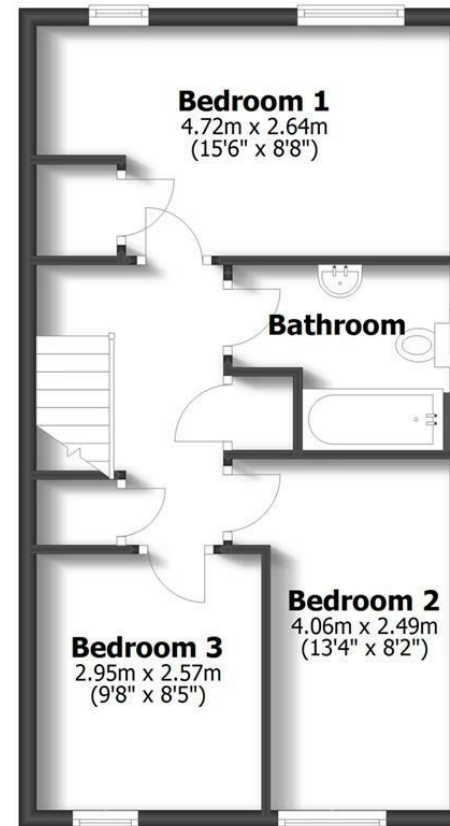
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



12 BELLMAN CLOSE WROTTESLEY VILLAGE



Ground Floor



First Floor

TOTAL: 84.7sq.m. 912sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

