



10 The Wheatlands, Perton, Wolverhampton, WV6 7XP

BERRIMAN
EATON

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A well-presented and deceptively specious four bedroom detached property.

LOCATION

The Wheatlands stands on the fringes of Perton, just off Leasowes Drive, in a highly regarded address within the development. The comprehensive range of facilities, provided by the Perton Shopping Centre itself, are within easy reach with the further amenities provided by both Tettenhall and Codsall village centres being nearby. Wolverhampton City Centre is easily accessible and the area is well served by schooling in both sectors.

DESCRIPTION

10 The Wheatlands offers well-appointed accommodation over both ground and first floors, there is a spacious lounge, dining/kitchen, utility, downstairs cloakroom and on the first floor there are four bedrooms one with ensuite shower room and a house bathroom. The property also benefits from a double garage with electric light and power, off street parking for two vehicles, and an enclosed garden to the rear.

ACCOMMODATION

A double glazed door opens into the HALL having a further door to the LOUNGE with walk in double glazed bay window to the front, TV point and a door to DINING KITCHEN, comprising a range of shaker style wall and base mounted units with fitted work tops, ceramic sink with drainer, integrated oven and gas hob, dishwasher, inset ceiling down lighters, an under stairs storage cupboard, double glazed window and French doors to the rear, door to the UTILITY having space for a washing machine and tumble dryer, wall mounted Ideal gas central heating boiler, door to the side elevation and a GUEST CLOAK ROOM with WC, wash hand basin and a double glazed window to the side

BEDROOM ONE is a double room having fitted wardrobes with mirror sliding doors, double glazed window to the front and an ENSUITE with rainfall shower, WC, vanity unit with cupboards below and wash hand basin, double window to the front. BEDROOM TWO is a double room with fitted wardrobes and a double glazed window to the rear. BEDROOM THREE and FOUR both have double glazed windows to the rear. The BATHROOM has a panelled bath, vanity unit with cupboards below and wash hand basin, WC, storage cupboard and a window to the rear.

OUTSIDE

The property stands behind a pleasant frontage having a block paved DRIVEWAY providing off street parking, shaped lawn, DOUBLE GARAGE with electric light and power, side access to the REAR GARDEN where there is a paved terrace, shaped lawn area and a shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
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 have likely coverage indoor and outdoor
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 In The Region Of
£375,000

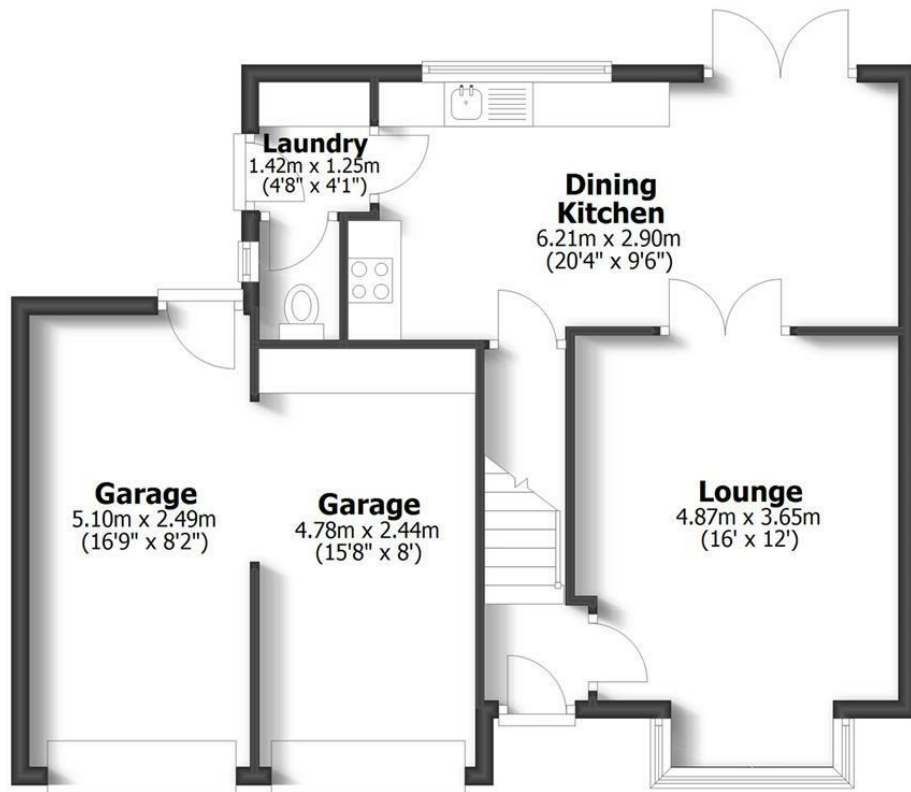
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

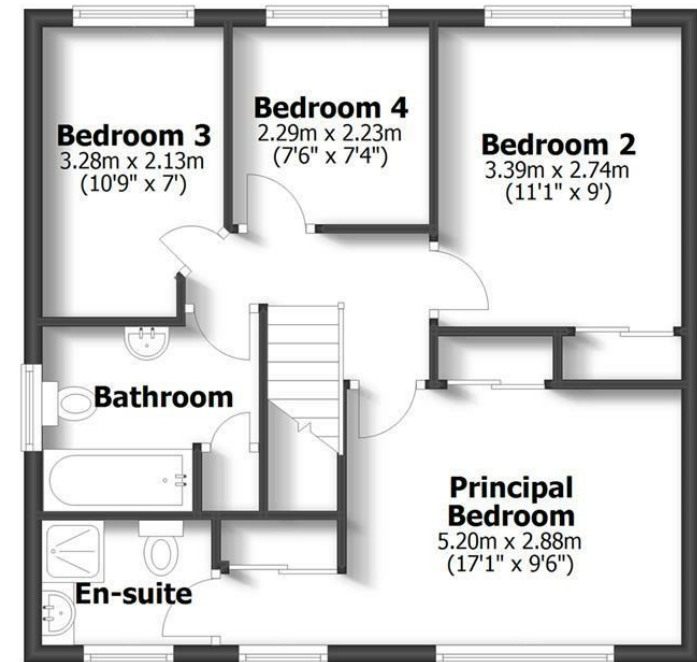


10 THE WHEATLANDS
PERTON

HOUSE: 91.6sq.m. 986sq.ft.
 GARAGE: 24.8sq.m. 268sq.ft.
TOTAL: 116.4sq.m. 1254sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

