



9 Wightwick Hall Road, Wolverhampton, WV6 8BZ

BERRIMAN  
EATON

## 9 Wightwick Hall Road, Wolverhampton, WV6 8BZ

A superbly situated detached dormer bungalow with lovely views to the rear over open countryside. The property provides well proportioned and versatile living accommodation which is well appointed throughout. In brief the accommodation comprises a Reception Hall with oak parquet flooring, an elegant Lounge with a light through aspect, a Dining Room and a generously sized Breakfast Kitchen which leads to a Conservatory. There is a Laundry adjoining the kitchen and a Ground Floor Double Bedroom and a Bathroom. To the first floor there are Three Bedrooms and a Shower Room. The property stands in a good plot with a wide frontage with a Gated Drive, Tandem Garage and a lovely Rear Garden with an open rear aspect.

### SERVICES

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 all four main providers have limited  
coverage indoor with likely coverage outdoor.

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

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#### Wombourne Office

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#### Lettings Office

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01562 546969

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

Offers Around  
£435,000

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.



## 9 Wightwick Hall Road Wightwick



HOUSE: 171.5sq.m. 1846sq.ft.  
 GARAGE: 28.5sq.m. 307sq.ft.  
**TOTAL: 200sq.m. 2153sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

