



450 Lichfield Road, Wednesfield, Wolverhampton, WV11 3HF

BERRIMAN
EATON

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A beautifully presented four bedroom traditional detached family home situated in a highly regarded and convenient location

LOCATION

450 Lichfield Road stands in a highly regarded area which is conveniently situated for access to the wide ranging local amenities afforded by Wednesfield town centre, Bentley Bridge retail park is nearby and there is easy access to the city centre of Wolverhampton itself.

The house provides an ideal address for families with excellent schooling being readily available in close proximity. Furthermore, the communication links are excellent with mainline rail connections at Wolverhampton and the M5 and M6 motorways facilitating fast access to Birmingham and the entire industrial West Midlands.

DESCRIPTION

The property is an attractive detached residence, having been extended to the rear to provide rooms of generous proportion. There is an excellent size lounge, orangery, dining kitchen, laundry and guest cloakroom to the ground floor, together with four bedrooms and a large family bathroom to the first floor. The house sits well back from the road with off street parking for several vehicles, garage and delightful garden to the rear, also benefiting from double glazing and gas central heating.

ACCOMMODATION

A double glazed composite door opens into the PORCH with tiled flooring and glazed door to the ENTRANCE HALL with coved ceiling and door to the LOUNGE having feature fireplace with gas fire, double glazed bay window to the front, coved ceiling and French door to the ORANGERY with glazed orangery roof lantern, inset ceiling down lights, air conditioning unit, tiled floor and bifold doors opening onto the rear terrace. The DINING KITCHEN comprises wall and base mounted shaker style units with fitted working top and tiled splash back, integrated appliances including dishwasher, four ring gas hob with extractor above, sink and drainer, air conditioning unit, double glazed bay window to the front, window to the rear and further door to the INNER LOBBY, with space for an American style fridge freezer, built in cupboard housing a wall mounted Worcester Bosch boiler, double glazed door to the rear and door to the LAUNDRY with tiled floor, stainless steel sink with drainer, base fitted units, space for a washing machine, tumble dryer and a door to garage.

Stairs rise to the FIRST FLOOR LANDING with double glazed window, coved ceiling and loft access. The PRINCIPAL ROOM comprises a double room, air conditioning unit, range of fitted wardrobes, and a bay window to the front elevation. BEDROOM TWO is a double room with a bay window to the front. BEDROOM THREE has a window to the rear and air conditioning unit, BEDROOM FOUR has a double glazed window to the front. The BATHROOM is a superb size with bath and separate shower cubicle, wash hand basin with vanity draws below, chrome towel rail, WC, tiled walls and flooring and a double glazed window to the front.

OUTSIDE

The property is set well back from the road with gates and low brick wall to the boundary, a tarmac drive provides ample off street parking for several vehicles, GARAGE with electric roller shutter door, a window to the side and gated side access to the REAR GARDEN having a large, paved terrace, steps down to lawn and a shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 three of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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
£550,000

EPC: D

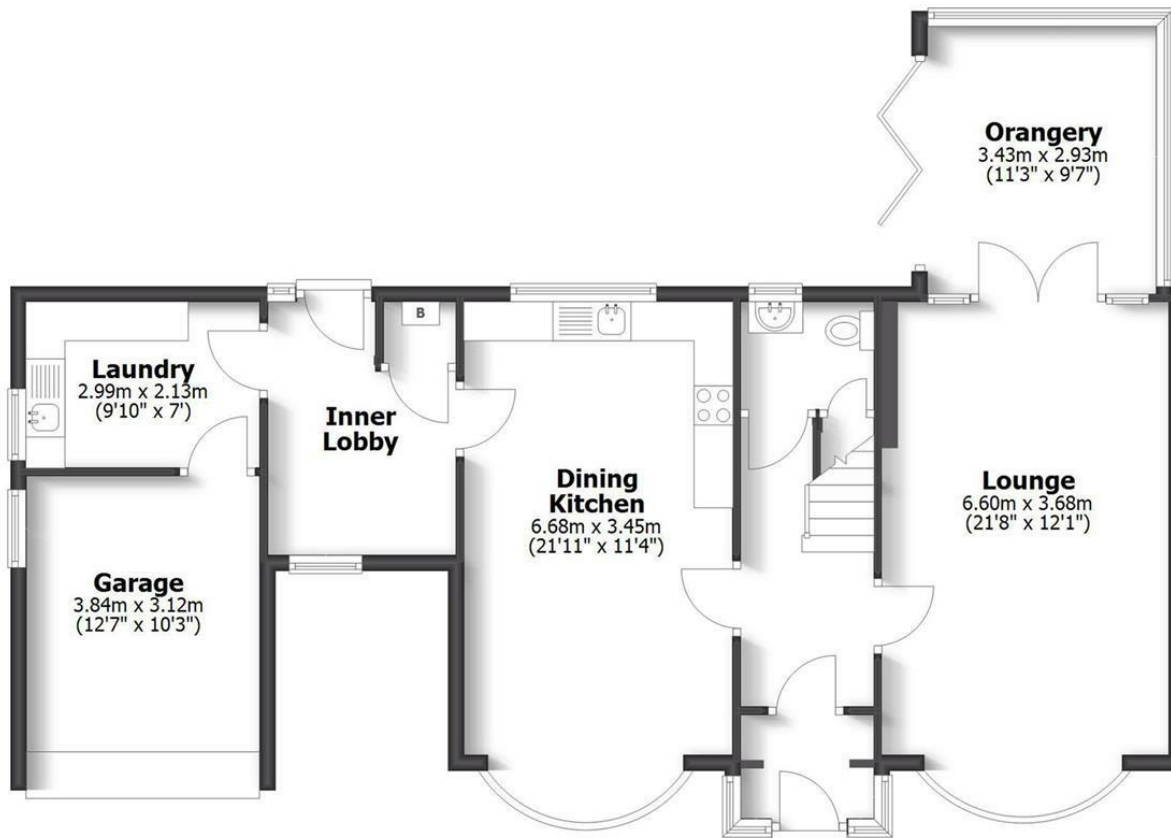
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



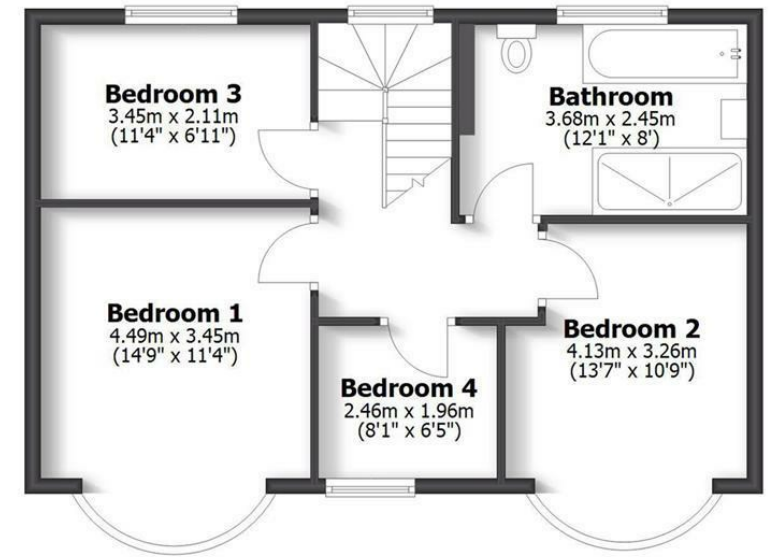
450 Lichfield Road
Wednesfield

HOUSE: 134.5sq.m. 1448sq.ft.
GARAGE: 12sq.m. 129sq.ft.
TOTAL: 146.5sq.m. 1577sq.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

