



17 Wrekin Drive, Wergs, Wolverhampton, WV6 8UJ

BERRIMAN
EATON

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An immaculately presented and beautifully appointed semi detached property which has been skilfully extended and which stands in a small and highly regarded Tettenhall cul-de-sac

LOCATION

Wrekin Drive is centrally located in the picturesque village of Tettenhall and enjoys the wide ranging and varied amenities available within the village centre itself together with picturesque open spaces of Upper Green. Public transport can be found nearby and there is convenient access to the City Centre itself. The area is particularly well served by schooling of high repute in both sectors.

DESCRIPTION

17 Wrekin Drive has been substantially improved over the years by the current sellers and it now provides well proportioned living accommodation which has been extended to create a family home of much note.

The property has an attractive, gabled façade and stands well within its plot behind attractive frontage and there is a superb, westerly facing garden to the rear with a delightful Shepherds Hut.

Internally the property is presented to a high standard and is beautifully appointed throughout with kitchen and sanitaryware of the highest quality, double glazing and gas fired central heating.

ACCOMMODATION

A composite front door with double glazed windows to either side opens into the HALL with quarry tiled floor, integrated ceiling lighting and a panelled door with inset leaded and coloured light opening into the RECEPTION HALL with Karndean flooring, a double glazed bow window to the front with oak sill and a useful and large understairs cloaks and storage cupboard. The SITTING ROOM has much character with oak parquet flooring, an oak chimney piece with mirrored over mantle and a recessed exposed brick back fireplace with tiled hearth, period style modern cast iron radiators, an internal double glazed window to the porch and double glazed French doors and windows open into the CONSERVATORY which is fully double glazed with travertine stone flooring, double doors to the garden and two radiators helping to make the room usable all year round. There is a DINING KITCHEN with a range of wall and base mounted cabinetry with both a mix of granite and butchers block working surfaces, an undermounted ceramic sink, space for a gas cooker with metro tiled splash back together with part panelled walls, a recessed, tiled fireplace with log burning stove and beam above, a built in pew style bench seat, integrated ceiling lighting, double glazed windows to the side and rear and a part glazed door opening into the LAUNDRY AND SHOWER ROOM with a fully tiled shower, a range of wall and base mounted cabinetry with butchers block working surfaces and an undermounted ceramic sink, an integrated AEG freezer, an integrated AEG washing machine and an integrated Lamona tumble dryer, a concealed wall mounted Ideal gas fired central heating boiler, travertine stone flooring, integrated ceiling lighting, double glazed windows to the side and rear together with a double glazed garden door, an internal door to the garage, a period style modern radiator with heated towel rail attachment and a door to the GUEST CLOAKROOM with a well appointed suite with WC and corner vanity with wash basin, travertine stone tiled floor and a double glazed window.

A staircase from the reception hall rises to the first floor landing with access to the roof space. The PRINCIPAL SUITE is worthy of note with a large through room. The bedroom area has a double glazed window to the front and there is a shelved screen with cupboards beneath leading to a sitting area with double glazed French doors opening onto a Juliet balcony with a delightful outlook over the garden. The entire room has laminated flooring and there is the potential for the creation of an en-suite to the sitting area. The room is approached through a dressing lobby with a wide bank of fitted wardrobes, part panelled wall and loft access. BEDROOM TWO is a good double room in size with a light through aspect with double glazed windows to both the front and rear and two built in double wardrobes. BEDROOM THREE is a good room in size with a double glazed window to the front and built in wardrobe and the BATHROOM is particularly stylish with a freestanding bath standing on a slightly raised and tiled dais with panelling behind, a WC and vanity unit with wash basin with cupboard beneath, oak parquet flooring, integrated ceiling lighting and a double glazed window overlooking the rear garden.

OUTSIDE

17 Wrekin Drive stands behind a superb frontage with a shaped front lawn with stocked and matured beds and borders and a DRIVEWAY providing ample off street parking which leads to the GARAGE which has an insulated elevating door, part insulated external wall and ceiling and a work area with fitted shelving together with a stable style door into the laundry.

There is a beautiful REAR GARDEN with a full width terrace laid in brick setts to the rear of the house with picket fencing and double gates open onto two steps leading to the shaped rear lawn with well stocked and matured beds and border with mature plants and a superb magnolia. There is a further paved terrace to the rear of the property with a substantial timber garden shed with electric light and porch to the front and a SHEPHERDS HUT which is beautifully finished with part timber panelled walls, inset u-shaped bench seating which converts into a bed, oak flooring, a corner solid fuel burning stove, two double glazed windows, electric light and power and a stable style door to the front.

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 and Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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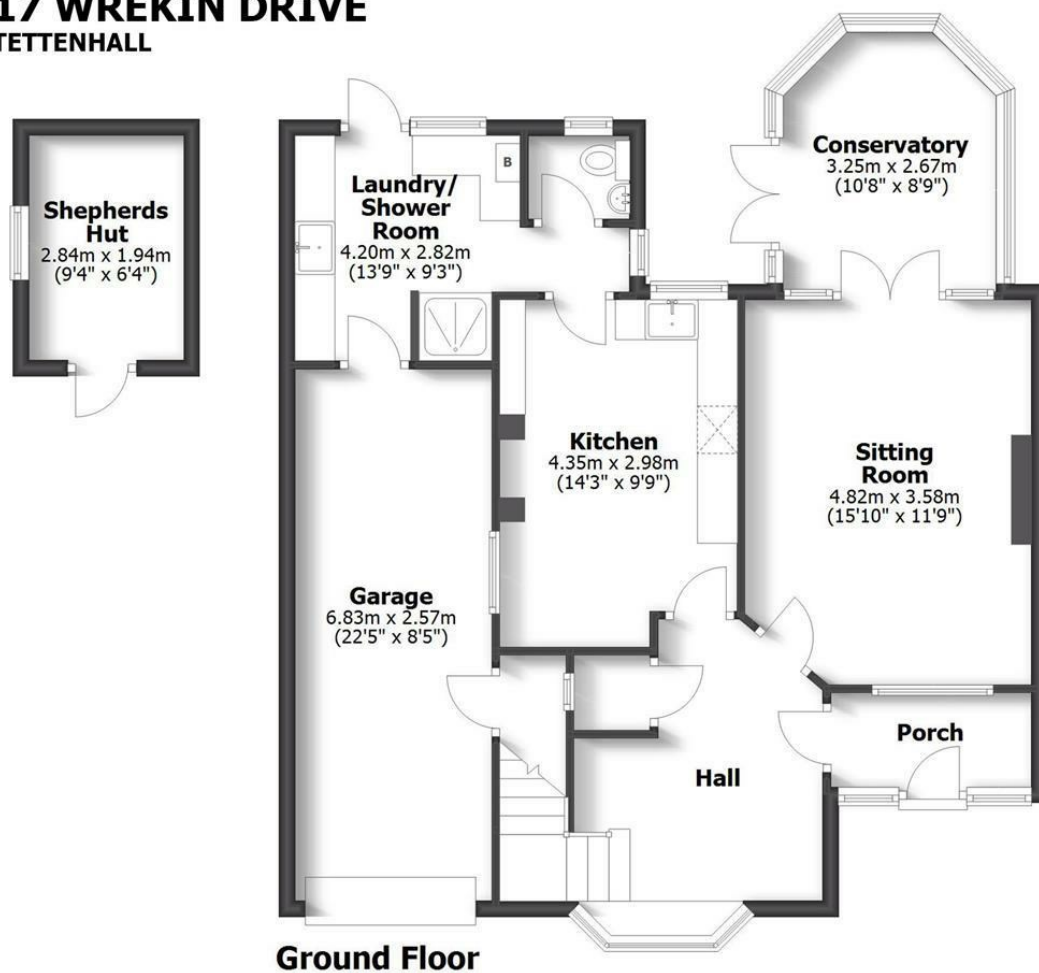
Offers Around
£459,950

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.



17 WREKIN DRIVE TETTENHALL



HOUSE: 126.4sq.m. 1361sq.ft.
GARAGE: 17.5sq.m. 189sq.ft.
SHEPHERDS HUT: 5.5sq.m. 59sq.ft.
TOTAL: 149.4sq.m. 1609sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

