



21 Swallowdale, Wightwick, Wolverhampton, WV6 8DT

BERRIMAN  
EATON

## 21 Swallowdale, Wightwick, Wolverhampton, WV6 8DT

A well planned and well proportioned new build bungalow with a detached double garage at the head of a sought after Wightwick cul-de-sac with a west facing garden and which is due for completion in October / November 2025

### LOCATION

21 Swallowdale is situated in a lovely position at the end of a small cul-de-sac at the very heart of Wightwick which is one of the most sought after areas within the Wolverhampton conurbation.

The bungalow is ideally situated for easy access to the extensive range of shopping facilities available within Tettenhall village and Tettenhall Wood, Compton village and the Perton shopping centre. There is also easy access to Wolverhampton City Centre itself.

### DESCRIPTION

The property is a superbly designed single storey residence which is currently under the course of construction and which is due for completion towards the end of October / November 2025.

The property is being built to an excellent specification with double glazing, gas fired underfloor central heating, oak veneered internal doors with brushed chrome handles and an intruder alarm. The kitchen is being fitted by well known specialists, Ironbridge Interiors, who are noted for the quality of their work, and will have quartz work surfaces and Bosch / Neff appliances including an induction hob, oven, dishwasher and fridge freezer. The bathrooms will have Duravit sanitaryware and Hans Grohe hardware with both the kitchen and bathrooms having Porcelanosa floor tiling. The remaining rooms will be carpeted.

The property will be sold with the benefit of a 10 year Premier Guarantee.

### ACCOMMODATION

Porch, Hall, Lounge, Dining kitchen, Utility, Principal bedroom suite with shower room, Two further bedrooms, Bathroom

### OUTSIDE

The property will stand in an excellent plot with a west facing garden with driveway laid in tarmac with block paved detailing and a block paved patio to the rear. The garage will have an electric roller shutter door, electric light and power and an EV charger.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND New build - TBC – 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 and Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

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 low risk.

Please note the illustrations are digitally prepared.

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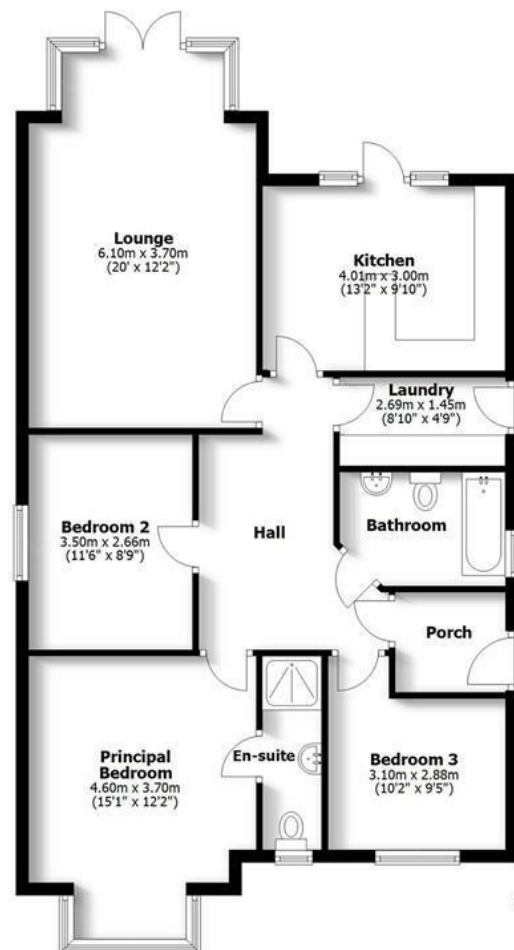
Offers Around  
£565,000

EPC:

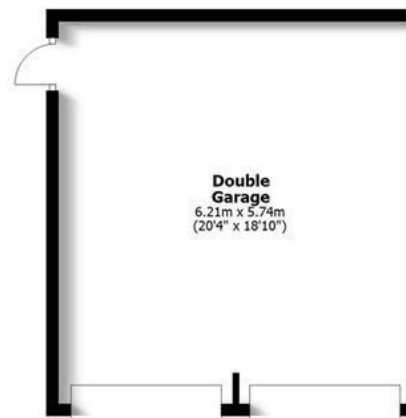
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 21 SWALLOWDALE WIGHTWICK



Ground Floor



BUNGALOW: 93.9sq.m. 1010sq.ft.  
GARAGE: 35.6sq.m. 383sq.ft.  
**TOTAL: 129.5sq.m. 1393sq.ft.**

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



