



4 Bader Road, Perton

*A Very Well Presented Modern Two Bedroom Semi-Detached House In A Small Select Cul De Sac Just Off Canterbury Drive & An Excellent Example Of Its Type!*

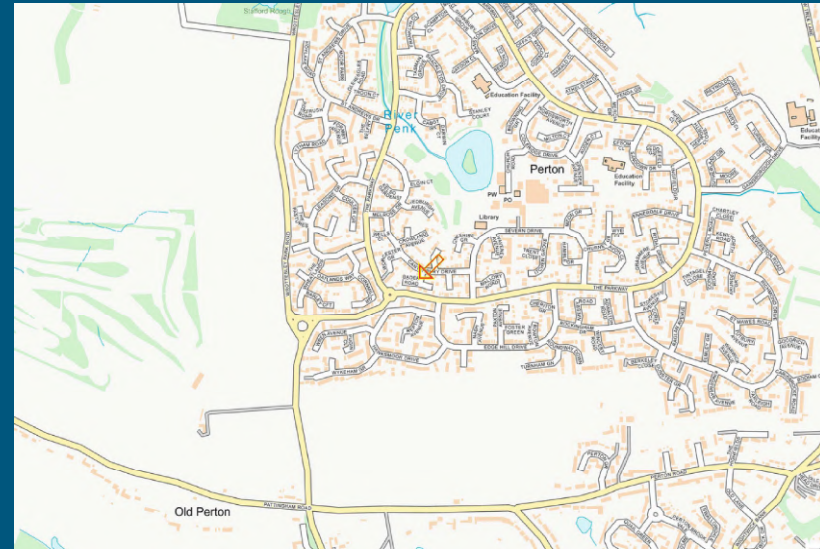
**4 Bader Road, Perton, Wolverhampton, WV6 7UY**  
**Offers In Excess of £195,000**

**Tenure: Freehold**  
**Council Tax: Band B – South Staffordshire**  
**EPC Rating: C (71) No: 0766-3039-2203-7724-7200**  
**Total Floor Area: 621sq ft. (57.74sq m) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

Situated in small select cul-de-sac just off Canterbury Drive and therefore in a favoured location on Perton, this deceptive modern semi-detached house occupies a substantial plot being restyled over the years to create a charming interior, providing an excellent example of its type.

Well maintained over the years and recently decorated throughout, the accommodation is ideal for purchasers requiring a property ready to just move into. Having the benefit of gas central heating and double glazing, the accommodation includes porch, open living room with stairs to first floor and a full width dining kitchen with conservatory at rear. On the first floor there are two bedrooms, both with built in furniture and the bathroom is fitted with a white suite. At the front of the house is a block paved driveway providing ample off road parking and the rear garden enjoys a south-west facing aspect and has been neatly landscaped.

Convenient for the majority of amenities including shops, schools in both sectors and a number of bus routes, Bader Road is undoubtedly a superb opportunity for First Time Buyers and is offered with no upward chain. With internal inspection highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** PVC double glazed opaque door with matching side windows and tiled flooring.

**Living Room:** 13'0" (3.98m max) x 12'9" (3.90m)

Internal PVC door, marble style fireplace & hearth with gas coal fire & brick surround, radiator, staircase to first floor with recess below and double glazed picture window to front with matching opaque side window.

**Dining Kitchen:** 12'10" (3.92m) x 8'6" (2.61m)

Fitted with a matching suite of painted grey traditional units, a range of base cupboards & drawers with matching laminate worktops, coved suspended wall cupboards, stainless steel 1½ drainer sink unit with mixer tap, built in electric oven, 4-ring gas hob with concealed extractor hood over, plumbing for washing machine, radiator, coved ceiling, part vinyl & tiled flooring, tiled splashbacks and double glazed internal window to rear with matching PVC door to: **Conservatory:** 5'10" (1.78m) x 10'7" (3.23m) PVC double glazed picture windows and sliding door to rear garden.

**First Floor Landing:** Wall mounted electric heater, built in airing cupboard housing wall mounted gas fired central heating boiler, loft hatch and double glazed opaque window to side.

**Bedroom One:** 12'10" (3.94m max)/ 9'5" (2.91m min) x 10'6" (3.21m)

Radiator, built in cupboard / wardrobe, recessed ceiling spotlights and two double glazed windows to front.

**Bedroom Two:** 8'7" (2.64m not into wardrobe) x 6'3" (1.91m)

Built in double wardrobe, radiator and double glazed window to rear.

**Bathroom:** 6'3" (1.90m) x 5'7" (1.70m)

Fitted with a white suite comprising panelled bath with chrome overhead shower spray, low level WC, pedestal wash hand basin, radiator, stone style part tiled walls, vinyl flooring and double glazed opaque window to rear.

**Rear Garden:** Neatly landscaped to create a pleasant setting and enjoying a south-west facing aspect, the garden at approx. 64.4sq metres, includes paved path, centre lawn with flowering borders having a variety of shrubs & trees, garden shed, surrounding fencing and side gate.

**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.









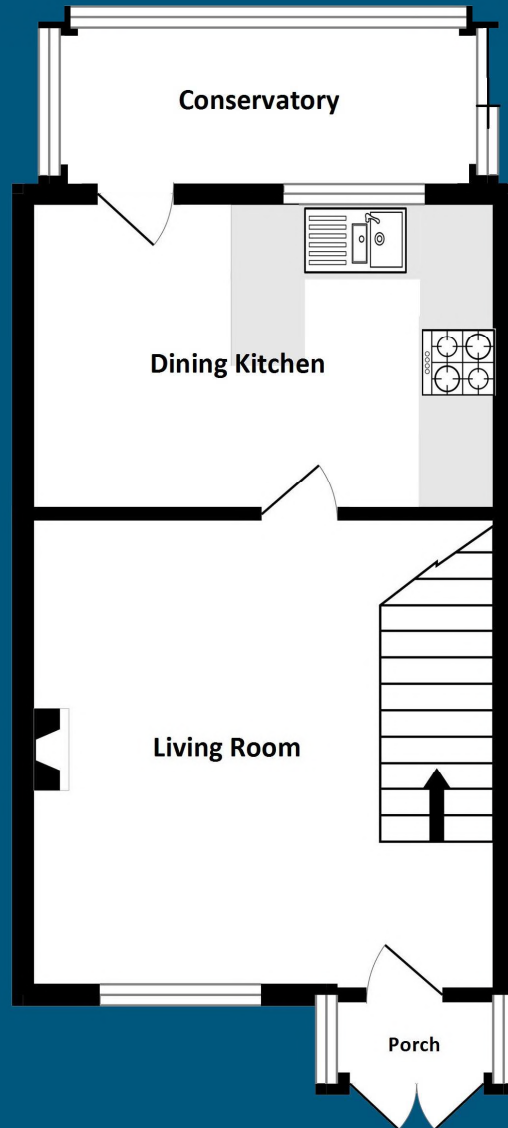




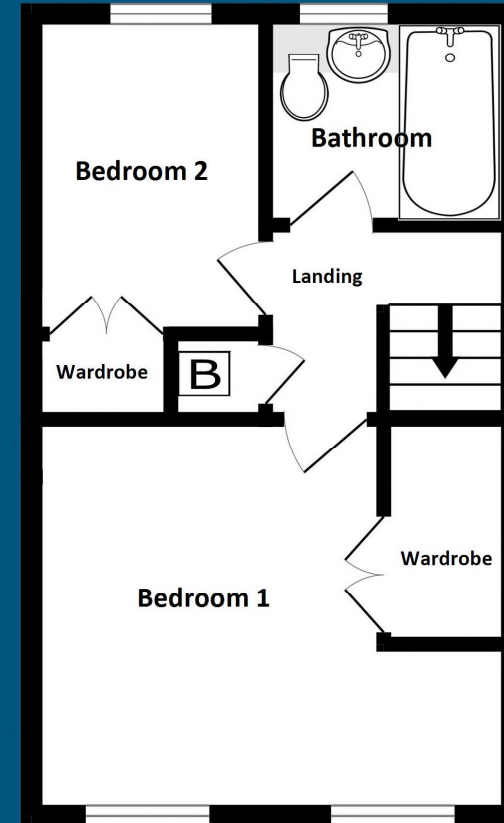




**Total Floor Area: 621sq.ft.  
(57.74sq.m) Approx.**



**Ground Floor  
Approx. 341sq. ft. (31.7sq. m.)**



**First Floor  
Approx. 280sq. ft. (26.0sq. m.)**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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