



**3, Brunel Grove**  
**Perton, Wolverhampton, WV6 7YD**  
**Offers in the region of £380,000**

A SPACIOUS AND WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME - NO UPWARD CHAIN

The property is situated in a cul-de-sac location off Stephenson Drive, within walking distance to the lake, nature walks, bus services and the excellent local amenities that Perton centre has to offer including shops, medical centres, petrol station, library, restaurants and schools.

The accommodation briefly comprises entrance hall, guest wc, good sized lounge, kitchen/diner, utility, study, three double bedrooms, one single bedroom and a bathroom.

Benefitting from off road parking to the driveway and double glazing throughout.

# 3 Brunel Grove, Perton, Wolverhampton, WV6 7YD

## FRONT



Having a tarmac driveway affording off road parking for 3 vehicles and gated side access leading to the rear of the property.

## HALL



Having carpeted flooring, radiator, doors into the lounge, wc and kitchen/diner. With staircase to the first floor.

## GUEST WC



Having laminate flooring, radiator, vanity unit with washbasin set within, wc and obscure window to the front.

## LOUNGE



A good size lounge filled with natural light, having plain coving to the ceiling, carpeted flooring, gas fireplace with marble surround, two radiators, French doors to the rear opening onto the patio and door into the kitchen/diner.



**KITCHEN/DINER**



A well appointed kitchen/diner with ample space for a dining table and American style fridge/freezer, having matching wall, base and drawer units, laminate flooring, radiator, 1.5 stainless steel sink, quartz work tops, upstand, splashback and windows to the rear.

Benefitting from integrated appliances including gas oven, 5 burner gas hob with extractor over, dishwasher and microwave. With door into the utility.



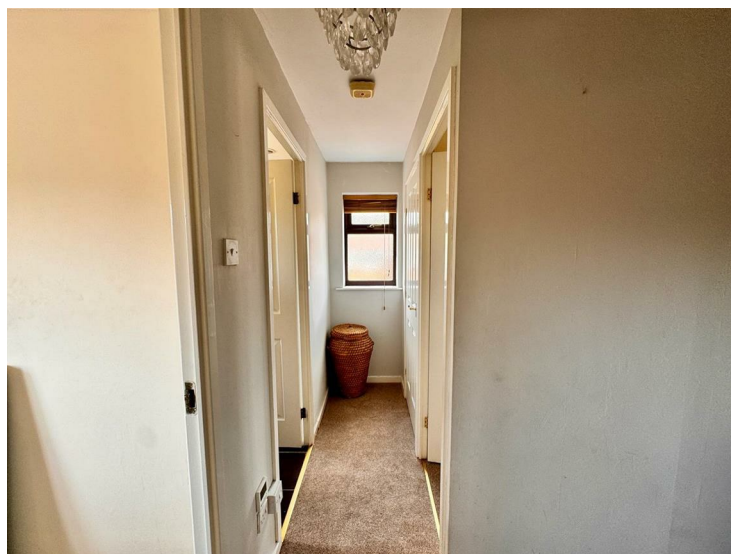
**UTILITY**

Having laminate flooring and plumbing for washing machine. With doors to the study and rear garden.

**STUDY**

Having carpeted flooring and radiator. With door leading onto the side of the property.

**LANDING**



Having carpeted flooring, doors to storage cupboard, the four bedrooms and bathroom, loft hatch providing access to the space above and obscure window to the side.

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## BEDROOM ONE



Having carpeted flooring, radiator, recess wardrobe with glass sliding doors and windows to the front.



## BEDROOM TWO



A second double bedroom having carpeted flooring, radiator, recess wardrobe with glass sliding doors and windows to the rear.

## BEDROOM THREE



A third double bedroom having carpeted flooring, radiator, recess wardrobe with glass sliding doors and windows to the front.

## BEDROOM FOUR



Having carpeted flooring, radiator and windows to the rear.

## BATHROOM



Having tile flooring, vertical radiator, wc, wall hung washbasin, P shaped bath with shower over and obscure window to the rear.

## REAR



An enclosed rear garden, laid to lawn, with a patio area, two wooden stores, water tap and borders stocked with shrubs and evergreens.



## GARAGE

Extended into to form part of the study, this is a small space suitable for storage.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

## COUNCIL TAX BAND - D

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

## FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

## FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

## FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

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### POSSESSION

Vacant possession will be given on completion.

### SERVICES

We are informed by the vendor that all mains services are connected.

### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

### TENURE

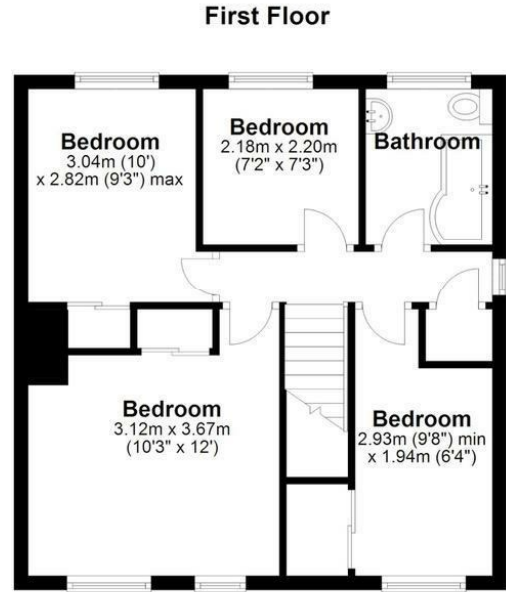
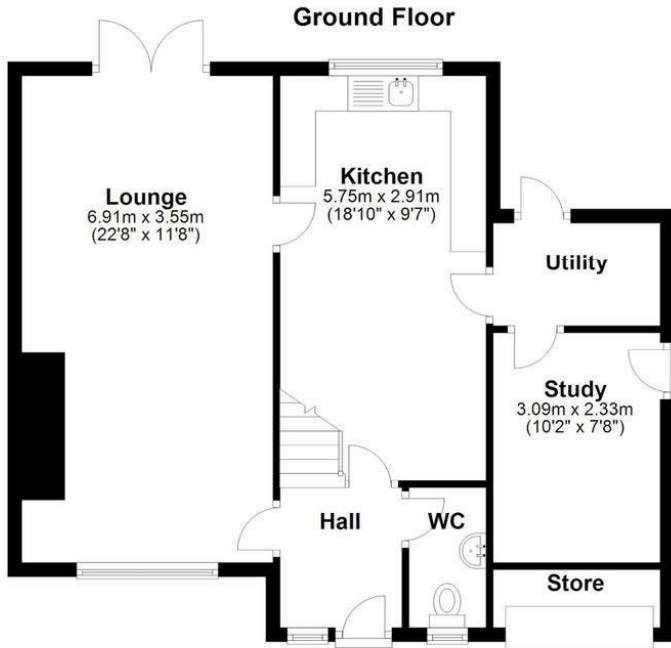
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.



### 3 Brunel Grove

Perton

MEASUREMENTS ARE APPROXIMATE.  
NOT TO SCALE.



| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
|   |                         | <b>65</b> | <b>80</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
|   |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |