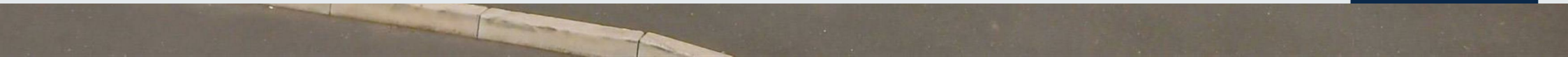


72 William Bayliss Drive, Wolverhampton, WV2 2JG

BERRIMAN
EATON



72 William Bayliss Drive, Wolverhampton, WV2 2JG

This is a modern semi detached home with off road parking and a private rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge and dining kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing, EV charging point and no upward chain.

EPC : B
WOMBOURNE OFFICE

LOCATION

William Bayliss Drive is situated within the heart of Wolverhampton City Centre and has the benefit of excellent transport links and having Wolverhampton Train Station within 1 mile away. There are three well rated Primary Schools within the local area which are Grove Primary, St Mary & John's Catholic Primary and Holy Rosary Catholic Primary.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed panels, there is a staircase rising to the first floor landing with wooden balustrades and a storage cupboard beneath. The CLOAKROOM has a low level WC, wash hand basin and a double glazed window to the front elevation. The KITCHEN/DINER has a double glazed window to the front elevation and radiator. There are a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit and mixer tap. There is an integrated oven, hob and extractor, dishwasher, fridge, freezer and plumbing for a washing machine. The LOUNGE has double glazed French doors onto the rear garden and a radiator.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and airing cupboard. The BATHROOM is fitted with a white suite which has a bath with shower over and glazed screen, low level WC and pedestal wash hand basin, heated ladder towel rail and double glazed opaque window to the front elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a path with a planted foregarden and having a block paved DRIVEWAY to the side affording off road parking for several vehicles, fencing to the boundary with a gate giving access to the REAR GARDEN. This has a paved patio, lawn, rear decking area and a fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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
The long term flood defences website shows very low risk

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01902 747744
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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£250,000

EPC: B

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.






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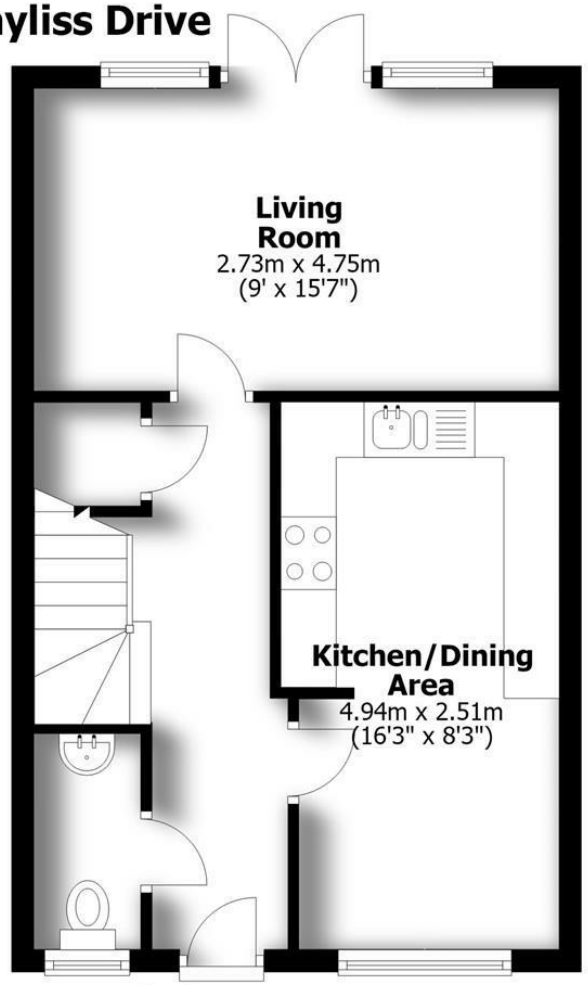
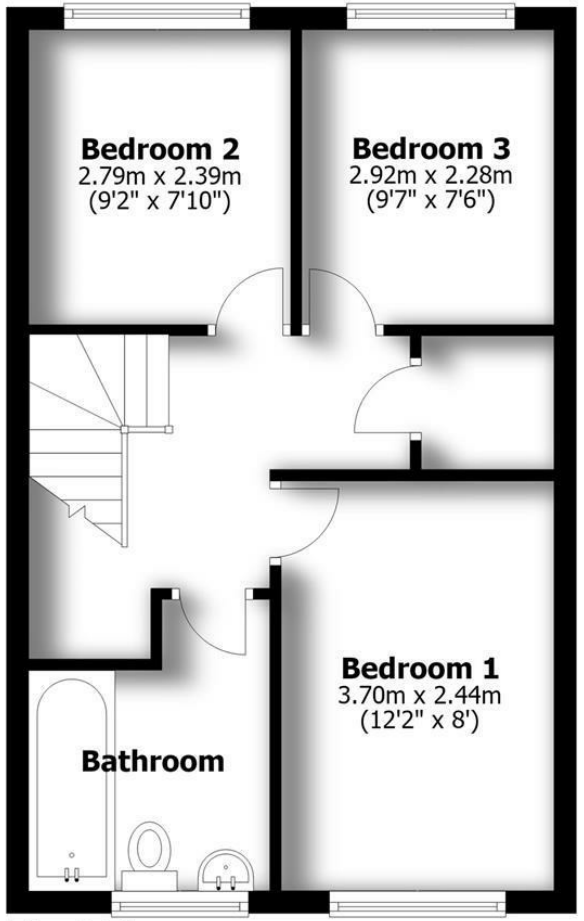


Ground Floor



First Floor

TOTAL: 74.7sq.m. 804sq.ft.

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







