



47 Rupert Street, Wolverhampton, WV3 9NR

BERRIMAN
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A spacious semi-detached property offering well-proportioned accommodation. Benefiting from off-street parking and a rear garden. The property is situated in a convenient location close to local amenities and transport links.

LOCATION

Rupert Street is ideally situated for a range of local facilities and there is easy access to public transport along the Tettenhall Road (A41) facilitating convenient travelling to the more extensive amenities afforded by Wolverhampton City Centre itself. The area is well served by schooling in both sectors.

DESCRIPTION

47 Rupert Street has been improved by the current owners to provide well-presented and spacious accommodation over three storeys. The ground floor comprises an entrance hall leading to a lounge, dining room, living kitchen, conservatory and a guest cloakroom. To the first floor, there are three bedrooms and a modern family bathroom suite and a principal bedroom suite to the second floor. Externally, the property benefits from off-street parking to the front and a rear garden.

ACCOMMODATION

A double glazed door opens to the PORCH and a further door opens into the ENTRANCE HALL with a double glazed window and GUEST CLOAKROOM with a WC, wash basin and double glazed window. The LOUNGE is a good size with a fireplace and double glazed front window. The DINING ROOM has a fireplace and glazed double doors opening into the CONSERVATORY having doors opening to the rear. The OPEN PLAN LIVING KITCHEN comprises wall and base mounted units with fitted work surface, integrated appliances including an oven, microwave and gas hob. There is space for a fridge freezer, washing machine and tumble dryer, sink and drainer, integrated ceiling lights, a wall mounted gas boiler, double glazed windows and skylights, a double glazed rear door and an internal door to the conservatory.

To the first floor there are THREE GOOD SIZE BEDROOMS with double glazed windows and a FAMILY BATHROOM having a panelled bath with shower over, wash basin, towel radiator, a double glazed window and there is a separate WC with a double glazed window to the side elevation.

A further staircase rises to the SECOND FLOOR LANDING with a double glazed window and access to the PRINCIPAL BEDROOM SUITE comprising a double room, large walk in storage cupboard, eaves storage, double glazed skylights and an ENSUITE BATHROOM with a panelled bath and shower cubicle, wash basin and WC.

OUTSIDE

The property has a low brick wall to boundary and stands behind a gravelled and block paved DRIVEWAY providing off street parking. Gated side access opens into the REAR GARDEN having a paved patio and shaped lawn.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND 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 very low risk.

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Bridgnorth Office

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Lettings Office

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Wombourne Office

01902 326366
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Offers Around
£375,000

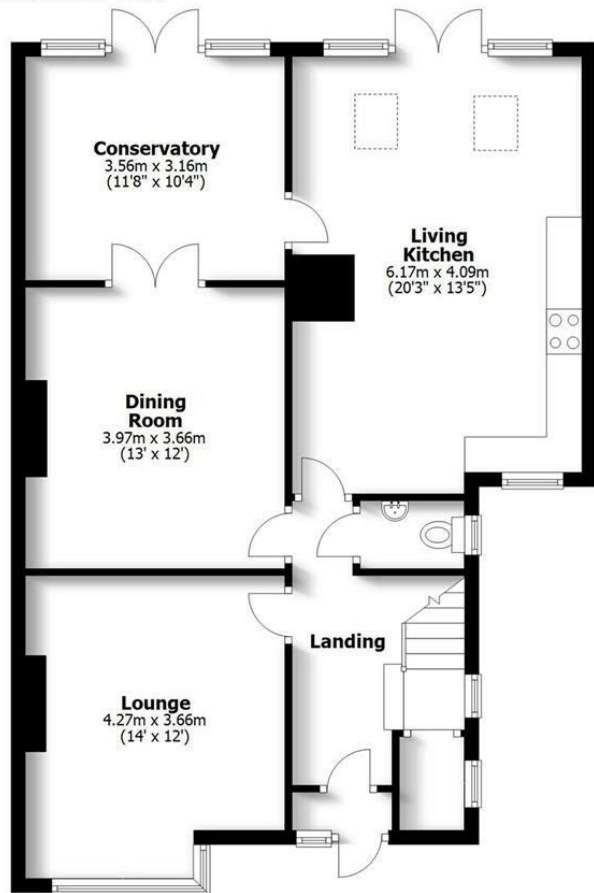
EPC: D

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.

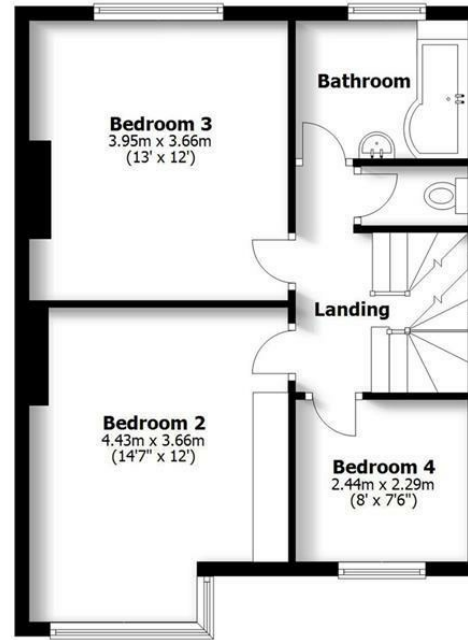


**47 RUPERT STREET
WOLVERHAMPTON**

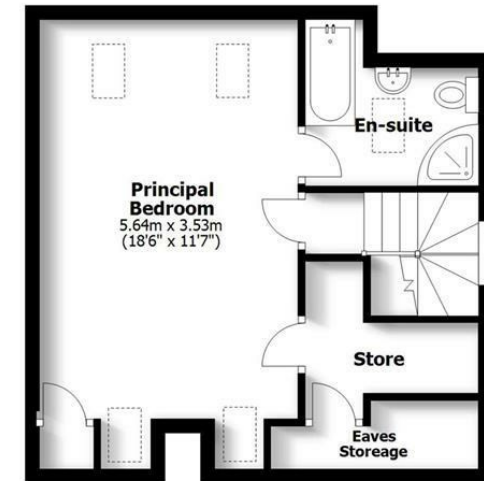
TOTAL: 164.9sq.m. 1775sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

