



15 Rookwood Drive, Wightwick, Wolverhampton, West Midlands, WV6 8DG

BERRIMAN
EATON

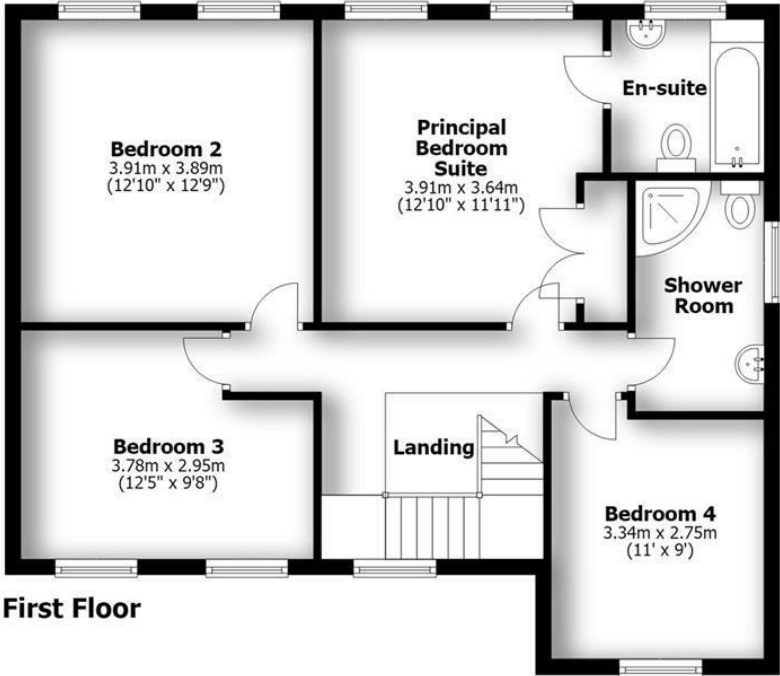




15 Rookwood Drive, Wightwick, Wolverhampton, West Midlands, WV6 8DG

A well located and well proportioned family home standing
in a sought after and prestigious cul-de-sac setting

15 ROOKWOOD DRIVE
WIGHTWICK



HOUSE: 153.7sq.m. 1654sq.ft.
GARAGE: 30.3sq.m. 327sq.ft.
TOTAL: 184sq.m. 1981sq.ft.

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

LOCATION

Rookwood Drive is a highly regarded and prestigious address located off Tinacre Hill in the heart of Wightwick.

A comprehensive array of local facilities are available within Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre and there is easy access to the City Centre. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

15 Rookwood Drive is a fine, family home with spacious living accommodation over two floors. The house has been well maintained over the years and is well presented throughout with kitchen and bathroom suites of quality, double glazed windows, gas fired central heating and neutral décor throughout.

The house has previously been extended to the ground floor to create a dining / breakfast room off the kitchen and there is ample scope for further extensions, should buyers so wish, and subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

A columned and paved PORCH, which provides a delightful outside seating area, has a composite front door opening into the HALL which is a delightful entrance to the house with ceiling coving, dado rail cloaks cupboard, an internal door to the garage and a well appointed CLOAKROOM with a white suite of WC with concealed flush and space saver sink, tiled floor and dado rail. The LOUNGE is a superb room in size with a light, triple aspect with windows three elevations and a French door to the garden, an elegant, limestone fireplace with decorative electric fire, dado rail and ceiling cornice. The SITTING ROOM has a rear window, dado rail and ceiling coving. The KITCHEN has a full range of quality wall and base mounted cabinetry, a stainless steel sink and drainer with a waste disposal attachment, an integrated Siemens induction hob, an integrated Siemens double electric oven, integrated Neff microwave, an integrated Bosch fridge, an integrated Neff dishwasher, a useful store cupboard with slatted shelf tiled floor, part tiled walls, a rear window and an open arch into the DINING ROOM with ceiling coving, dado rail and French doors to the garden. There is also a LAUNDRY with plumbing for a washing machine, base mounted units, stainless steel sink, a wall mounted Vaillant gas fired central heating boiler, part tiled walls and tiled floor and a side door.

An elegant staircase with turned balustrading rises from the hall to the galleried first floor landing with dado rail, ceiling coving and access to the roof space. The PRINCIPAL SUITE has a double bedroom with two windows overlooking the rear garden, a built in wardrobe and a well appointed EN-SUITE BATHROOM with a panelled bath with mixer tap with shower attachment, WC and pedestal basin, tiled walls, coved ceiling, a rear window and a chrome towel rail radiator. BEDROOM TWO is a large double room in size with two windows overlooking the rear garden and ceiling coving and BEDROOMS THREE AND FOUR are both double rooms in size with each having a window to the front. The HOUSE SHOWER ROOM has a fully tiled corner shower, a WC and pedestal basin, tiled walls, integrated ceiling lighting, ceiling coving and a rear window.

OUTSIDE

15 Rookwood Drive stands behind a wide frontage with a DRIVEWAY laid in tarmacadam providing ample off street parking for several vehicles and a shaped front lawn with matured borders and wrought iron fencing. The GARAGE has twin elevating remote control doors, concrete floor, electric light and power, a side window and courtesy door and an internal door to the hall.

There is gated side access to the delightful rear garden which has a full width resin set terrace with steps leading down to the level rear lawn with a further paved terrace with two pergolas above, well planted beds and borders and a high degree of privacy to the rear.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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.

Offers Around £599,950

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.







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