



15 Midhurst Grove, Wolverhampton, WV6 8XN

BERRIMAN
EATON

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An attractive and well located four bedroom detached property providing well-appointed accommodation within easy walking distance of the village centre

LOCATION

Midhurst Grove is a small cul-de-sac leading off Wrottesley Road in a prime residential area and within walking distance of Tettenhall. The village has a thriving centre with a full range of local, everyday shopping facilities and the picturesque open spaces of the Upper Green are nearby. Regular bus services run along Wergs Road and the city centre is within easy reach.

DESCRIPTION

15 Midhurst Grove is a fine detached residence, providing rooms of generous proportions throughout. There are three reception rooms to the ground floor, along with a kitchen, laundry and guest cloakroom. To the first floor the property benefits from four good size bedrooms and two bath/shower rooms. There is off street parking, to the front and a private rear garden.

ACCOMMODATION

A double-glazed door opens into the PORCH with double-glazed windows and a further door leading into the RECEPTION HALL with access to the GUEST CLOAKROOM fitted with a WC, vanity unit with a wash basin and cupboard below and part tiled walls. The LOUNGE is a generously sized room having a feature fireplace with a gas fire, a double window to the front elevation and double-glazed French doors with double glazed side panels that open into the CONSERVATORY. The conservatory has double-glazed windows throughout and a door providing access to the rear garden. The KITCHEN comprises a range of wall and base units and fitted work surfaces. Integrated appliances including a double oven and an electric hob with an extractor above. There is space for a dishwasher, undercounter fridge, and freezer, along with a stainless steel sink and drainer and a double-glazed rear window. A door leads through to the LAUNDRY with space for a washing machine and tumble dryer, base cupboards, a stainless steel sink and drainer, a double-glazed rear window, and a door opening onto the rear garden. The DINING ROOM has a double-glazed rear window and glazed doors to the lounge.

The dual aspect PRINCIPAL SUITE comprises a double bedroom in size with a range of fitted furniture and an ENSUITE SHOWER ROOM with a vanity unit with wash basin and storage cupboards below, a WC, fully tiled walls and flooring, and a double-glazed rear window. BEDROOM TWO is also a generous double room, benefiting from fitted wardrobes and a double-glazed walk-in bay window to the front elevation. BEDROOMS THREE AND FOUR are both good size rooms, each having double-glazed windows. The FAMILY BATHROOM is a well appointed suite comprising a panelled bath with shower over, a separate shower cubicle, vanity unit with wash basin and cupboards beneath, a WC, tiled walls and flooring, and a double-glazed window to the rear elevation.

OUTSIDE

The property has an attractive frontage with a block-paved DRIVEWAY providing off-street parking, alongside a gravelled area and a DOUBLE GARAGE fitted with electric roller shutter doors, a wall-mounted gas central heating boiler, and a double-glazed side door. Gated access leads to the REAR GARDEN which enjoys a good degree of privacy with a shaped lawn and a paved patio area

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.

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Lettings Office

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Bridgnorth Office

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Wombourne Office

01902 326366

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www.berrimaneaton.co.uk

Offers Around
£625,000

EPC: C

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.



15 MIDHURST GROVE TETTENHALL

HOUSE: 141.9sq.m. 1527sq.ft.
GARAGE: 24sq.m. 258sq.ft.
TOTAL: 165.9sq.m. 1785sq.ft.

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



