44 Leasowe Drive, Perton, Wolverhampton, WV6 7TU

BERRIMAN
EATON

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A superbly located and well-appointed detached three bedroom family home in a corner plot.

LOCATION

Leasowe Drive stands within walking distance of the village centre, which is afforded by excellent facilities such as a supermarket, local shops, a café, village hall, and doctors' surgery. There is schooling in both sectors within easy reach and public transport is easily accessible by bus routes, with Codsall and Bilbrook train station also being a short distance away.

DESCRIPTION

44 Leasowe Drive stands in a fine, corner plot providing well balanced and well-proportioned accommodation over both ground and first floors. There are two good living rooms, together with a modern kitchen and guest cloakroom to the ground floor together with three bedrooms and a well-appointed shower room to the first floor.

The property has been well maintained and benefits from gas fired central heating and double glazed windows.

ACCOMMODATION

The front door opens into the HALL with an under stairs storage cupboard and a GUEST CLOAKROOM with a WC, wash hand basin and a double glazed rear window. From the hall a door opens into the LOUNGE which is a good size with windows to the front and rear elevation and a feature fireplace. The KITCHEN comprises wall and base mounted gloss units with fitted work surfaces, an integrated oven, fridge and freezer. There is space for a washing machine, a double glazed window and door to the rear. From the kitchen a door opens into the DINING ROOM with a double glazed front window and a door to the hall.

Stairs rise to the FIRST FLOOR LANDING with a double glazed rear window and a built in airing cupboard. BEDROOM ONE is a superb size with a range of fitted wardrobes and a double glazed window to the front elevation. BEDROOM TWO is also a good size double room with a built in wardrobe and a double glazed front window. BEDROOMS THREE is a good size room with a double glazed window to the rear elevation. The SHOWER ROOM comprises a modern suite with a tiled shower cubicle, a vanity unit with a wash basin and cupboards beneath, a WC, tiled walls and flooring and a double glazed window.

OUTSIDE

The property stands in a corner plot with a pleasant frontage with a shaped lawn and large gravelled area to the side, along with a DRIVEWAY to the front affording off street parking. There is a GARAGE providing ample storage space, electric light and power, a double glazed window and door to the rear. The REAR GARDEN has been well maintained and has a shaped lawn, paved patio, a range shrubbery, stocked beds and borders.

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

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

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 Around
£385,000

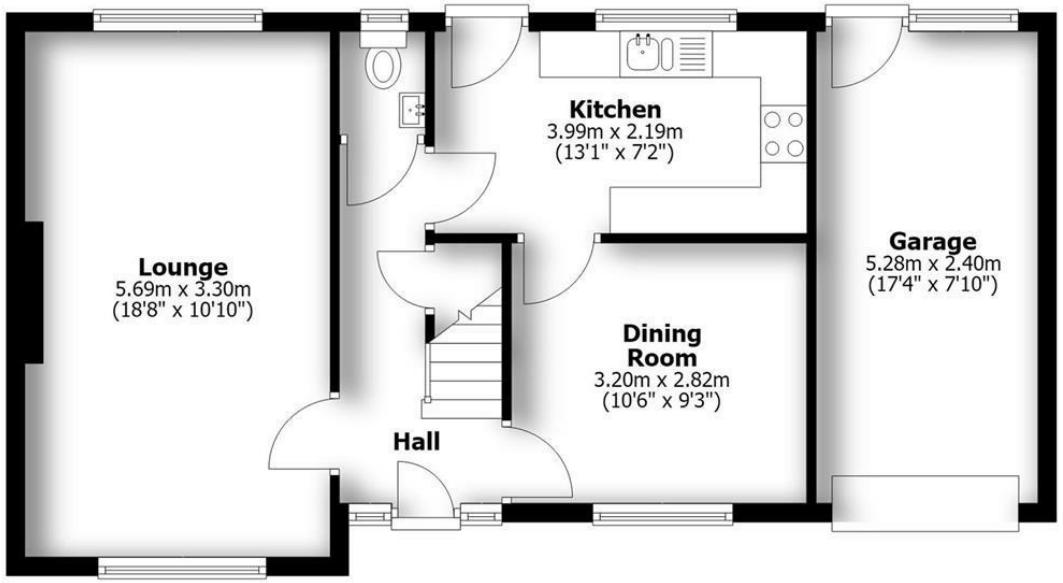
EPC: D

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.

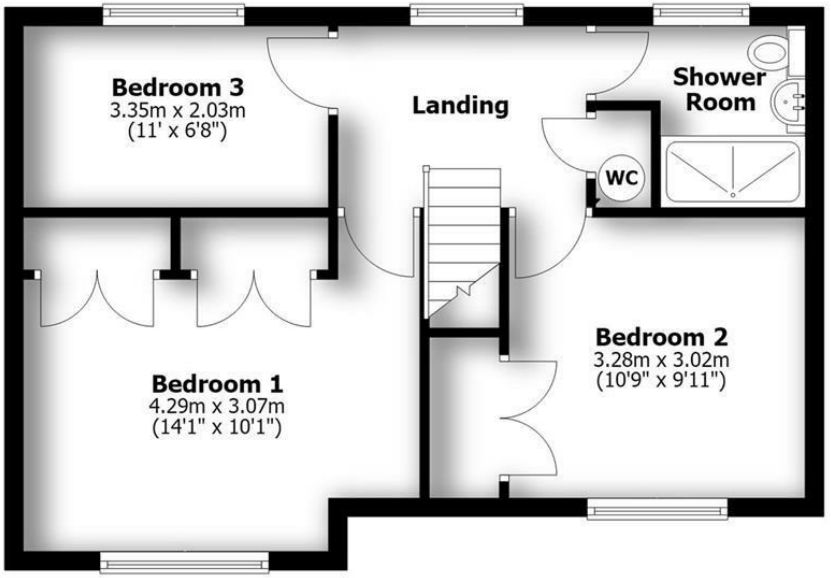
44 LEASOWE DRIVE
PERTON

HOUSE:	90.7sq.m.	977sq.ft.
GARAGE:	12.7sq.m.	136sq.ft.
TOTAL:	**103.4sq.m.**	**1113sq.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