

46 Rupert Street, Wolverhampton, WV3 9NS

BERRIMAN EATON



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A three bedroom semi - detached property situated in a convenient location with off street parking and a pleasant rear garden.

LOCATION

Rupert Street is ideally located 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. The area is well served by schooling in both sectors.

DESCRIPTION

46 Rupert Street offers well-proportioned accommodation over both ground and first floors with a good size lounge, dining room, kitchen, three bedrooms, a house bathroom and a separate cloakroom. The property has been well maintained over the years but would now benefit from a scheme of refurbishment to realise full potential. The property benefits from majority double glazing and gas fired central heating. There is off street parking to the front, a garage and a well maintained delightful garden to the rear.

ACCOMMODATION

A glazed door opens into the HALL with an understairs storage cupboard. From here a door opens into the LOUNGE with a feature fireplace, a double glazed walk in bay window to the front elevation and a picture rail. The DINING ROOM has a picture rail and double glazed doors with glazed side panels overlooking the rear garden. From the hall a further door opens into the KITCHEN which is fitted with a comprehensive range of wall and base mounted cabinets, tiled splash back, a stainless steel sink and drainer, an integrated gas hob, a double glazed side window and a doorway to the laundry. The LAUNDRY comprises space for a fridge freezer and washing machine with a fitted work top above, a wall mounted gas boiler and a glazed door providing access to the rear garden.

Stairs rise to the first floor LANDING with a double glazed front window. BEDROOM ONE is a double room with a picture rail, storage cupboard and a double glazed window to the front elevation. BEDROOM TWO is also a double room with a picture rail, a storage cupboard and a double glazed rear window. BEDROOM THREE has a double glazed window to the rear. The BATHROOM has a panelled bath, wash basin, tiled walls, a built in airing cupboard and a double glazed side window.

OUTSIDE

The property stands behind a low brick wall to boundary with shrubbed borders and a DRIVEWAY affording off road parking. There is a GARAGE with ample storage space with a glazed window and a door providing access to the REAR GARDEN which is a good size and is laid to lawn with a paved patio and shaped lawn with hedges and shrubs to the borders and a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 broadband 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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www.berrimaneaton.co.uk

Offers Around
£265,000

EPC:

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.

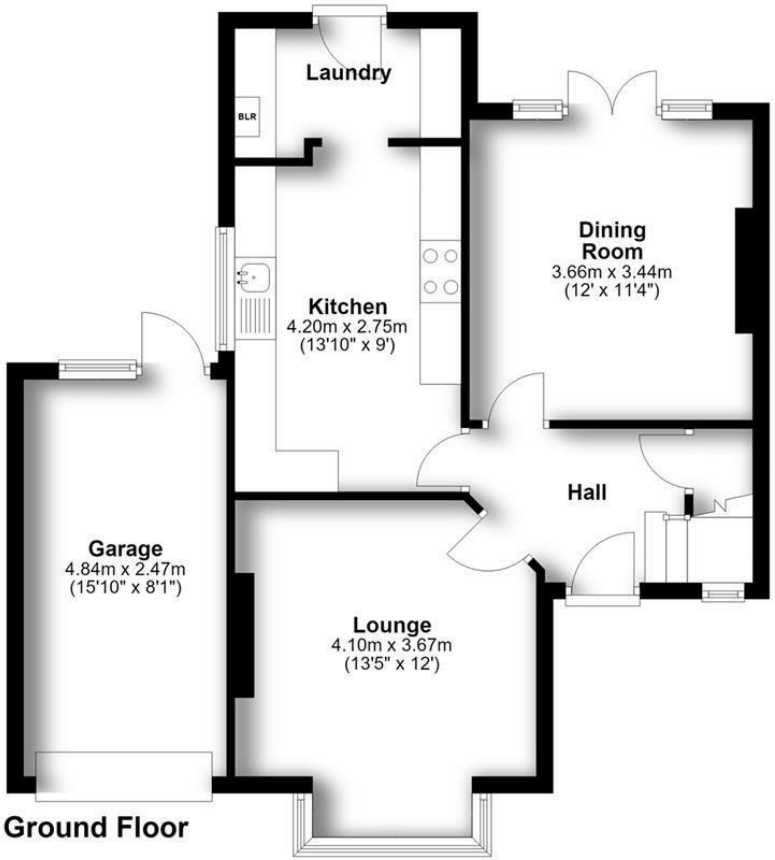




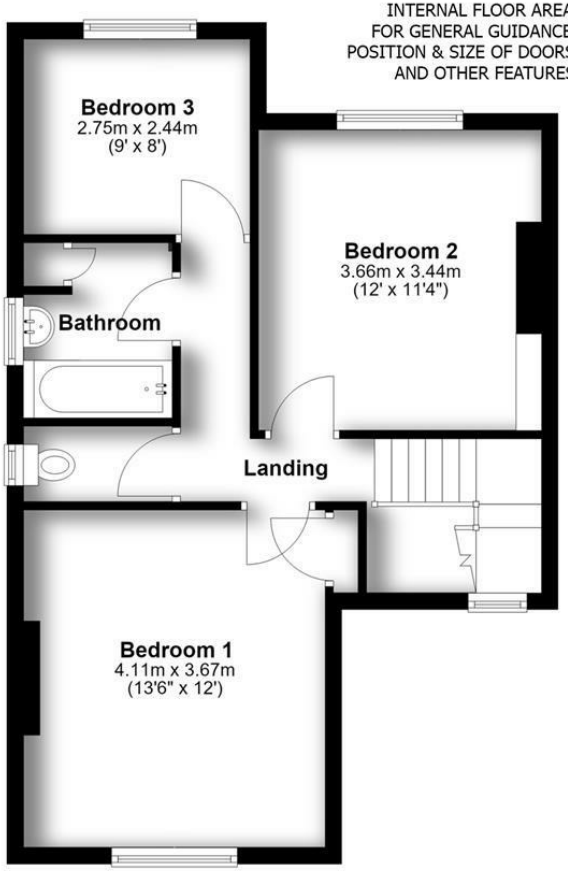

46 RUPERT STREET
WOLVERHAMPTON

HOUSE:	98.7sq.m.	1062sq.ft.
GARAGE:	11.9sq.m.	129sq.ft.
TOTAL:	**110.6sq.m.**	**1191sq.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







