

EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN THE REGION OF

£750,000
Pickwick Gardens

Wolverhampton, WV3 9EH

PROPERTY SUMMARY

A wonderful and substantial four-bedroom detached family home, occupying a desirable position within this prestigious cul-de-sac address in Wolverhampton. Ideally located for the area's highly regarded schooling for children of all ages, as well as a range of local shops and amenities, the property offers an incredibly generous and beautifully appointed layout that is ready to move straight into. The impressive accommodation includes three reception rooms, a luxurious fitted kitchen, four excellent-sized bedrooms, two of which benefit from en-suite facilities, and a beautifully appointed family bathroom. Externally, the property is equally impressive, offering off-road parking for three cars, a double garage, solar panels, and an attractively landscaped rear garden featuring a superb glass pergola with a concertina door, creating an ideal space for entertaining and relaxing. This exceptional family home must be viewed to be fully appreciated. EPC=B

4



3



3





LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2295 ft²
213.1 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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42 Hagley Road
Stourbridge
DY8 1QD

01384 443434

<https://www.edenmidcalf.co.uk/us/>