



21 Swallowdale, Wightwick, Wolverhampton, WV6 8DT

BERRIMAN
EATON

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A beautifully finished, well planned and well proportioned new build bungalow with a detached double garage at the head of a sought after Wightwick cul-de-sac with a west facing garden the benefit of a 10 year warranty.

LOCATION

21 Swallowdale is situated in a lovely position at the end of a small cul-de-sac at the very heart of Wightwick which is one of the most sought after areas within the Wolverhampton conurbation.

The bungalow is ideally situated for easy access to the extensive range of shopping facilities available within Tettenhall village and Tettenhall Wood, Compton village and the Perton shopping centre. There is also easy access to Wolverhampton City Centre itself.

DESCRIPTION

The property is a superbly designed single storey residence and has been built to an excellent specification with double glazing throughout, gas fired underfloor heating and oak veneered internal doors. The kitchen has been fitted by well-known specialists, Ironbridge Interiors, who are noted for the quality of their work with quartz work surfaces and Bosch / Neff appliances. The bathroom is well appointed with Duravit sanitaryware and Hans Grohe hardware.

Externally the property has ample off street parking and a detached double garage.

ACCOMMODATION

A composite front door opens into the PORCH with tiled flooring and a further glazed door opening into The RECEPTION HALL with a built in storage cupboard. The LOUNGE is a superb size and has double glazed windows and French doors to the rear. From the hall a door opens into the DINING/KITCHEN which is superbly appointed comprising a range of wall and base mounted shaker style cabinetry with fitted quartz working surfaces, a sink, integrated appliances including an oven, induction hob, dishwasher fridge and freezer. There is tiled flooring, inset ceiling lighting and French doors to the rear with double glazed side panels. There is a separate LAUNDRY with coordinating units and working surfaced to those in the kitchen, with plumbing for a washing machine and space for a tumble dryer, inset ceiling lighting and a double glazed side door.

The PRINCIPAL SUITE comprises a spacious double room with a double glazed walk in bay window to the front and an ENSUITE SHOWER ROOM with a tiled shower cubicle with a rainfall shower and a separate hose, a vanity unit with a wash basin and cupboards beneath, WC, tiled walls and flooring and a double glazed window to the front elevation. BEDROOM TWO is also a double room with a window to the side and BEDROOM THREE is a good size room with a window to the front. The HOUSE BATHROOM has a well-appointed suite with a bath with a rainfall shower and a separate hose, a vanity unit with a wash basin and cupboards beneath, WC, inset ceiling lighting, Porcelanosa tiling, and a window to the side.

OUTSIDE

The property stands in an excellent plot with a west facing, fully turfed garden with DRIVEWAY laid in tarmac with block paved detailing and a block paved patio to the rear and a large area of lawn. The DETACHED DOUBLE GARAGE has an electric roller shutter door, electric light and power and an EV charging point.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND New build - TBC – 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 low risk.

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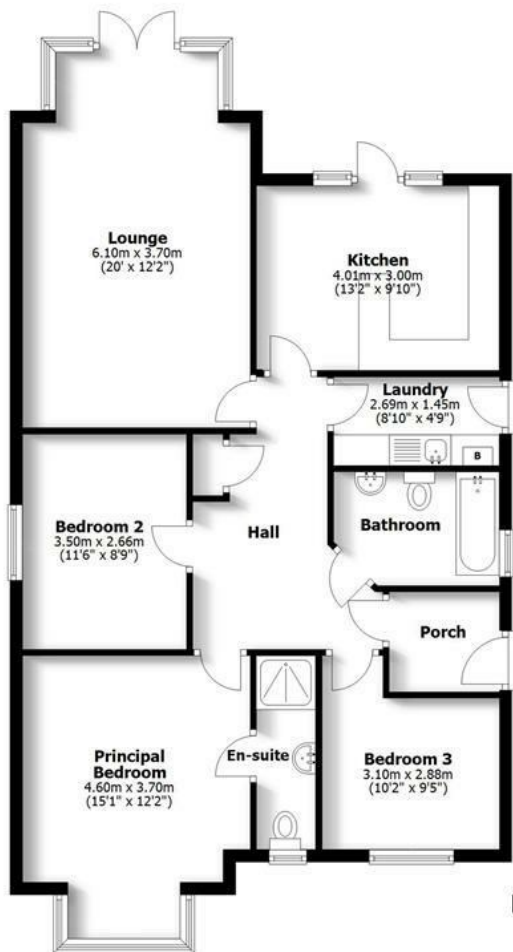
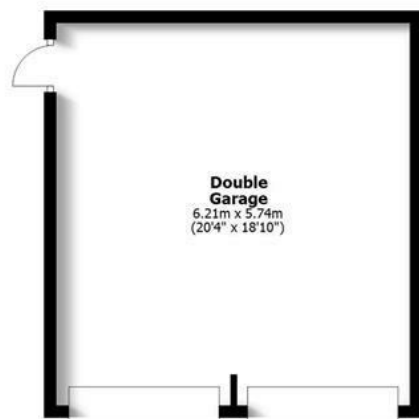
www.berrimaneaton.co.uk

Offers Around
£575,000

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.

21 SWALLOWDALE WIGHTWICK



Ground Floor

BUNGALOW: 93.9sq.m. 1010sq.ft.
GARAGE: 35.6sq.m. 383sq.ft.
TOTAL: 129.5sq.m. 1393sq.ft.

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



