



49 Rupert Street, Wolverhampton, WV3 9NR

BERRIMAN
EATON

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A six-bedroom detached family residence offering generously proportioned accommodation over three storeys. Set on a good-size plot in a convenient location, the property benefits from ample off-street parking and a well-maintained rear garden,

LOCATION

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

DESCRIPTION

A well-presented detached family residence offering thoughtfully laid-out accommodation arranged over three storeys. The ground floor features three generous reception rooms, an open plan living/dining/kitchen, laundry and shower room. On the first floor, there are four bedrooms, an ensuite shower room and a family bathroom and to the second floor there are two bedrooms and a shower room.

The property stands on a generous plot, with ample off-street parking to the front and a delightful rear garden.

ACCOMMODATION

A door opens into the PORCH with tiled flooring and a further door to the large RECEPTION HALL having tiled flooring and an understairs cupboard. The SITTING ROOM/STUDY has a range of fitted furniture and double glazed windows to two elevations. The LOUNGE has an inset electric fire, double glazed window to the side elevation and French doors with double glazed side panels to the rear. Glazed double doors open into the impressive RECEPTION ROOM which is a superb size with laminate flooring, double glazed windows to the front elevation and a door to the LAUNDRY comprising wall and base mounted cupboards with fitted working surface, sink and drainer, space for a washing machine, tumble dryer and fridge freezers, tiled flooring and a well appointed SHOWER ROOM with tiled walls and flooring, a shower cubicle, wash basin, WC and a heated towel radiator. A door from the utility opens into the open plan LIVING/DINING/KITCHEN comprising a comprehensive range of wall and base mounted gloss cabinetry with fitted granite working surfaces, and a coordinating centre island with further cupboard space. There is space for an American style fridge freezer, a range of integrated appliances including two ovens, a gas hob with extractor unit above and dish washer, twin bowl sink with hot tap and drainer, tiled flooring, double glazed windows and two sets of French doors to the rear.

Stairs with wooden balustrade rise to the first floor LANDING with a double glazed window to the side elevation. The PRINCIPAL BEDROOM SUITE comprises a double room with a range of fitted furniture, double glazed window and French doors to the rear and an ENSUITE SHOWER ROOM with a shower cubicle, wash basin, WC, heated towel radiator and a double glazed window to the front. There are a further THREE GOOD SIZE BEDROOMS to the first floor with fitted furniture and double glazed windows. The FAMILY BATHROOM comprises a well-appointed suite with a panelled bath and shower over, wash basin with vanity draw and cupboards beneath, WC, tiled walls and flooring, integrated ceiling lights and a double glazed window to the front.

A further staircase rises to the SECOND FLOOR LANDING with a skylight, fitted cupboards, drawers and a large storage area. There are TWO BEDROOMS with skylights and a SHOWER ROOM with a walk in shower cubicle, wash basin, WC, heated towel radiator and a skylight.

OUTSIDE

The property has a brick wall with wrought iron railings to boundary and stands behind a gated DRIVEWAY affording off street parking for several vehicles. Side gates allow access to the mature REAR GARDEN with a large, paved terrace and a shaped lawn.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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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Wombourne Office

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www.berrimaneaton.co.uk

Offers Around
£575,000

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.



**49 RUPERT STREET
WOLVERHAMPTON**

TOTAL: 309.6sq.m. 3332sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



