



45 Rupert Street, Wolverhampton, WV3 9NR

BERRIMAN
EATON

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A spacious semi-detached property offering well-proportioned accommodation. Benefiting from off-street parking and a rear garden, the property is situated in a convenient location close to local amenities and transport links.

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

45 Rupert Street is a well-proportioned semi-detached property, which has been improved by the current owners to provide well-presented accommodation. The ground floor comprises an entrance hall leading to a spacious lounge, dining room, kitchen and a guest cloakroom. To the first floor, there are three bedrooms and a modern family bathroom suite. Externally, the property benefits from off-street parking to the front and a rear garden.

ACCOMMODATION

A composite door opens into the HALL with tiled flooring, integrated ceiling lights, a storage cupboard and a GUEST CLOAKROOM with a wash basin with vanity cupboard beneath, WC and a double glazed window to the side elevation. A door from the hall opens into the LOUNGE with a feature fireplace with log effect electric fire, double glazed window to the front with base mounted cupboards below and double glazed sliding doors to the DINING ROOM with tiled flooring, integrated ceiling lights, double glazed windows and French doors to the rear. A door from the dining rooms opens into the KITCHEN with wall and base mounted gloss units and fitted marble effect working surface, integrated double oven, a gas hob with extractor unit above, sink and drainer, space for an American style fridge freezer and washing machine, a wall mounted gas central heating boiler, integrated ceiling lights, tiled flooring, double glazed windows to two elevations and a double glazed door to the rear.

Stairs rise to the first floor LANDING with loft access and a double glazed side window. BEDROOM ONE is a double room in size with a range of fitted furniture and a double glazed window to the front elevation. BEDROOM TWO is also a double room in size with fitted wardrobes and a double glazed rear window and BEDROOM THREE has a double glazed window to the front. The BATHROOM comprises a well-appointed suite with a panelled bath and rainfall shower over with separate hose, vanity unit with wash basin and draws beneath, WC, tiled walls and flooring and double glazed windows to two elevations.

OUTSIDE

To the front there is a block paved and gravelled DRIVEWAY affording off street parking. Double side gates open to the REAR GARDEN with a paved patio, a shaped lawn and 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 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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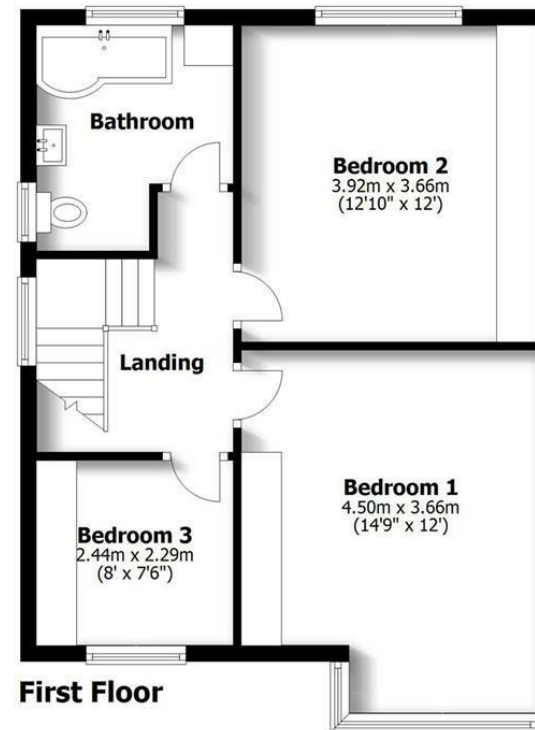
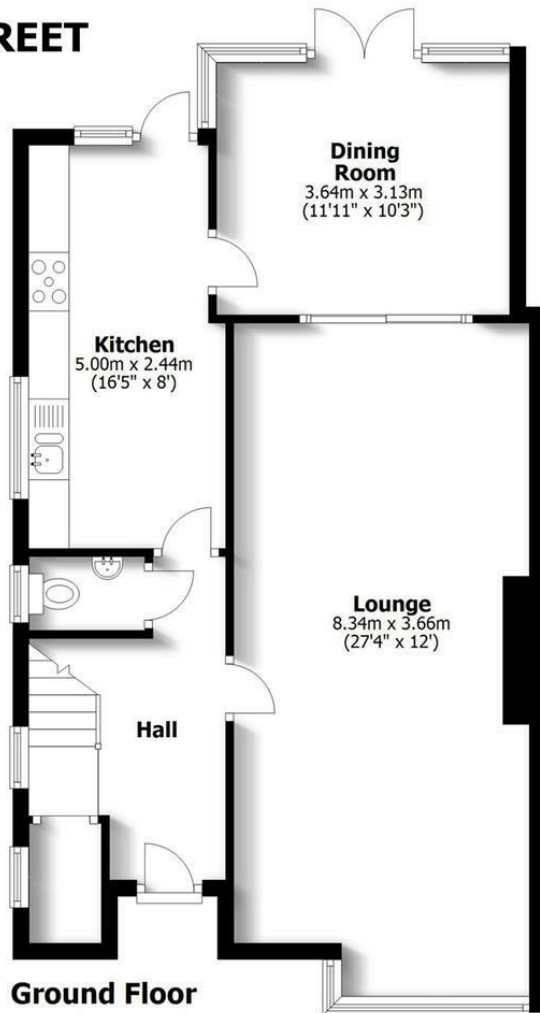
Offers Around
£335,000

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.



**45 RUPERT STREET
WOLVERHAMPTON**



TOTAL: 114.3sq.m. 1231sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

