



26 Edge Hill Drive, Perton, Wolverhampton, WV6 7SW

BERRIMAN  
EATON

# 26 Edge Hill Drive, Perton, Wolverhampton, WV6 7SW

A superbly presented four bedroom detached property standing close to the heart of the village centre

## LOCATION

Edge Hill Drive stands within walking distance of the village centre, which is afforded by excellent facilities such as a supermarket, local shops, a café, village hall, and doctors' surgery. There is schooling in both sectors with in easy reach and public transport is easily accessible by bus routes, with Codsall and Bilbrook train station also being a short distance away.

## DESCRIPTION

26 Edge Hill Drive is a superbly presented four bedroom detached property with wardrobes in all four bedrooms and two bath / shower rooms. The ground floor has a fine flow of rooms with a through lounge which has space for a study area along with a dining kitchen with a conservatory to the rear and a laundry. There is a driveway to the front, a garage and a beautiful rear garden. The property benefits from double glazing and gas fired central heating.

## ACCOMMODATION

An open PORCH has a glazed, coloured and leaded front door opens into the HALL with Karndean flooring and a GUEST CLOAKROOM with WC and wash basin. There is a through LOUNGE with a double glazed and leaded window to the front and double glazed patio doors to the rear, coved ceiling, a log effect gas fire and wiring for wall lights. The DINING KITCHEN has Karndean flooring throughout. The kitchen area has a range of Masterclass wall and base units with Mirrorstone working surfaces and under counter lighting, a ceramic sink with a double glazed window over, a Zanussi four ring induction hob with filtration unit above, an integrated Siemens oven and grill, integrated Siemens dishwasher and an integrated fridge, there is ample space for dining with double glazed doors and windows opening into the CONSERVATORY with double glazed windows and door to the rear garden, tiled flooring, wiring for wall lights and a door to the LAUNDRY with a range of wall and base units with wood effect working surface, stainless steel sink and drainer, space for a washing machine, wall mounted gas fired central heating boiler, tiled flooring and an internal door to the garage.

Stairs rise to the first floor landing with access to the loft, via a drop down ladder, and a linen cupboard housing the hot water cylinder. The PRINCIPAL BEDROOM SUITE is a good size double room with built in wardrobes and an EN-SUITE SHOWER ROOM with a shower and a vanity unit with wash basin, cupboards and WC. BEDROOM TWO is a good size double with built in cupboards and two double glazed windows to the front. BEDROOM THREE is also a double room in size with a double glazed window to the front and built in wardrobes. BEDROOM FOUR is a good size room with a double glazed window to the rear an built in cupboards. The BATHROOM has a panelled bath with shower over, pedestal wash basin, heated towel rail and storage cupboards.

## OUTSIDE

26 Edge Hill Drive sits behind a DRIVEWAY laid in tarmac with a shaped lawn to one side. The GARAGE has electric light and power, an up and over door and an internal door to the laundry.

There is gated side access to the beautiful REAR GARDEN with a paved patio with shaped lawn surrounded by planted and flowering beds and borders.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – South Staffordshire  
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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£445,000

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.



**26 EDGE HILL DRIVE  
PERTON**

HOUSE: 134.3sq.m. 1445sq.ft.  
 GARAGE: 13.9sq.m. 150sq.ft.  
**TOTAL: 148.2sq.m. 1595sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



