



9 Fibbersley, Wednesfield, Wolverhampton, WV11 3SU

BERRIMAN  
EATON

## 9 Fibbersley, Wednesfield, Wolverhampton, WV11 3SU

A well presented and thoughtfully extended three-bedroom detached home having spacious living accommodation with quality fittings throughout, ideally situated in a convenient location. The property has undergone a full refurbishment in 2025.

### LOCATION

A comprehensive array of local facilities are available within Wednesfield itself with Bentley Bridge Retail Park, Newcross Hospital and Wolverhampton City Centre all being within easy reach.

The area is well served by schooling and communications are excellent with the Black Country Route (A454), the Birmingham New Road (A4123) and the M6 motorway (J10) all being easily accessible.

### DESCRIPTION

A beautifully extended and much-improved detached property, offering generously proportioned rooms and quality kitchen and shower room suites. The internal layout briefly comprises two reception rooms, a superb breakfast kitchen with contemporary fittings, utility room, and a guest cloakroom on the ground floor. To the first floor, there are three good-sized bedrooms and a family shower room. Externally, the property benefits from off-street parking, a garage, and a well-maintained rear garden

The property was taken back to brick by the current owner and has new plastering, electrics, kitchen and bathroom along with new pipework, radiators and carpets all completed in 2025.

### ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows, tiled flooring and a further door into the HALL with a door to the LIVING ROOM having a large double glazed window to the front and feature fireplace with gas fire. A door from the hall opens into the DINING ROOM with a feature fireplace and an open archway into the BREAKFAST KITCHEN comprising a comprehensive range of wall and base mounted shaker style units with fitted working surface and a coordinating centre island with further base units and breakfast seating, sink and drainer, induction hob with extractor above, double oven and fridge freezer, integrated ceiling lights, laminate flooring, pantry, double glazed bifold doors to the rear and window to the side and a further door to the UTILITY having space for a washing machine and fitted worktop, double glazed side door and GUEST CLOAKROOM with WC, space saving wash basin and double glazed rear window.

Stairs rise to the FIRST FLOOR LANDING with a double glazed window to the side and loft access. BEDROOMS ONE and TWO are double rooms in size with double glazed windows and BEDROOM THREE is a good size room with a double glazed window to the rear elevation. The SHOWERROOM is well appointed comprising a walk in shower cubicle with rainfall shower and separate hose, vanity unit with wash basin and cupboards beneath, WC, chrome towel radiator, integrated ceiling lights and a double glazed window to the front.

### OUTSIDE

The property stands behind a block paved DRIVEWAY affording off street parking for several vehicles, a shaped lawn and GARAGE with roller shutter door and internal door to the utility. Gated side access opens into the REAR GARDEN with a patio, lawn, a range of shrubbery and a useful garden shed.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – Wasall

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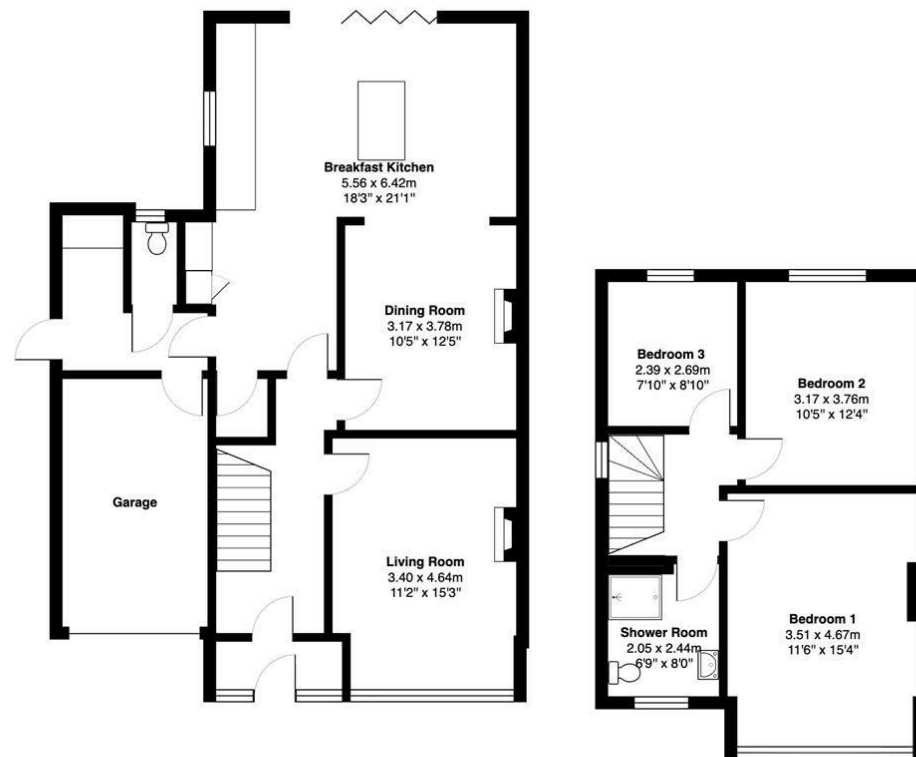
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£410,000

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.





Total Area: 136.7 m<sup>2</sup> ... 1471 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

