



14 Berkeley Close, Perton, Wolverhampton, WV6 7RX

BERRIMAN
EATON

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A modern, three bedroom bungalow built at the end of a small cul-de-sac in a sought after part of Perton

LOCATION

Berkeley Close is a small cul-de-sac located on the fringes of Perton in a sought after and popular position just off Dunster Grove which itself leads off Richmond Drive. The comprehensive range of amenities afforded by the Perton Shopping Centre are within easy reach as are the more extensive amenities provided by Tettenhall and Codsall village centres together with Wolverhampton City Centre itself. There is good schooling in both sectors available nearby.

DESCRIPTION

14 Berkley Close has well proportioned, contemporary accommodation with a good size dining kitchen, lounge, three bedrooms (or two bedrooms and a dining room) and two bath / shower rooms.

The bungalow benefits from full double glazing, cavity wall insulation together with additional floor insulation and an insulated loft. There are oak feature internal doors with chrome furniture, a drive and a garage.

ACCOMMODATION

A part double glazed and panelled front door opens into the HALL with access to the insulated loft space and a large cloaks and storage cupboard with fitted coat hooks. The LOUNGE is of an excellent size with double glazed French doors and windows to the rear garden, TV and telephone points and a contemporary wall mounted electric fire providing a fine focal point. The DINING KITCHEN is of an excellent size with ample space for a breakfast table together with a comprehensive range of modern, cream Shaker style units with butchers block working surfaces and feature glass splash back, a one and a half bowl stainless steel sink and drainer, stainless steel four-ring Electrolux gas hob with glass splashback, stainless steel extraction chimney above and a built-under Electrolux stainless steel double electric oven, integrated fridge and freezer, integrated washer dryer, double glazed French door and window to the rear garden, integrated ceiling lighting and Karndean flooring.

The PRINCIPAL BEDROOM SUITE has a superb double bedroom with walk-in double glazed bay window to the front and a beautifully appointed EN-SUITE shower room with a fully tiled corner shower, WC and vanity basin with cupboard beneath, part tiled walls, extractor fan, integrated ceiling lighting and a tall, chrome ladder towel rail radiator. The SECOND BEDROOM has a double glazed front window and BEDROOM THREE has a dual aspect with a double glazed window to the side and front. Either of these bedrooms could be used as a dining room should buyers so wish. The BATHROOM has a well appointed suite with a panelled bath, separate fully tiled shower cubicle with rainfall head and separate hose, WC with concealed flush and wash basin set within a vanity unit with cupboards beneath, tiled walls, light pipe, extractor fan and integrated ceiling.

OUTSIDE

The bungalow stands within a large plot with a front lawn with DRIVEWAY laid in brick paviours to one side providing ample off street parking which leads to the INTEGRATED GARAGE with an elevating door, electric light and power and a courtesy door to the rear. There is side access to the GARDEN with a paved patio, fencing to the borders and large area of lawn with mature shrubs to the borders.

We are informed by the seller that mains water, gas and electricity are connected and that the drainage is connected to the mains drainage via a private pumping system.

COUNCIL TAX BAND D – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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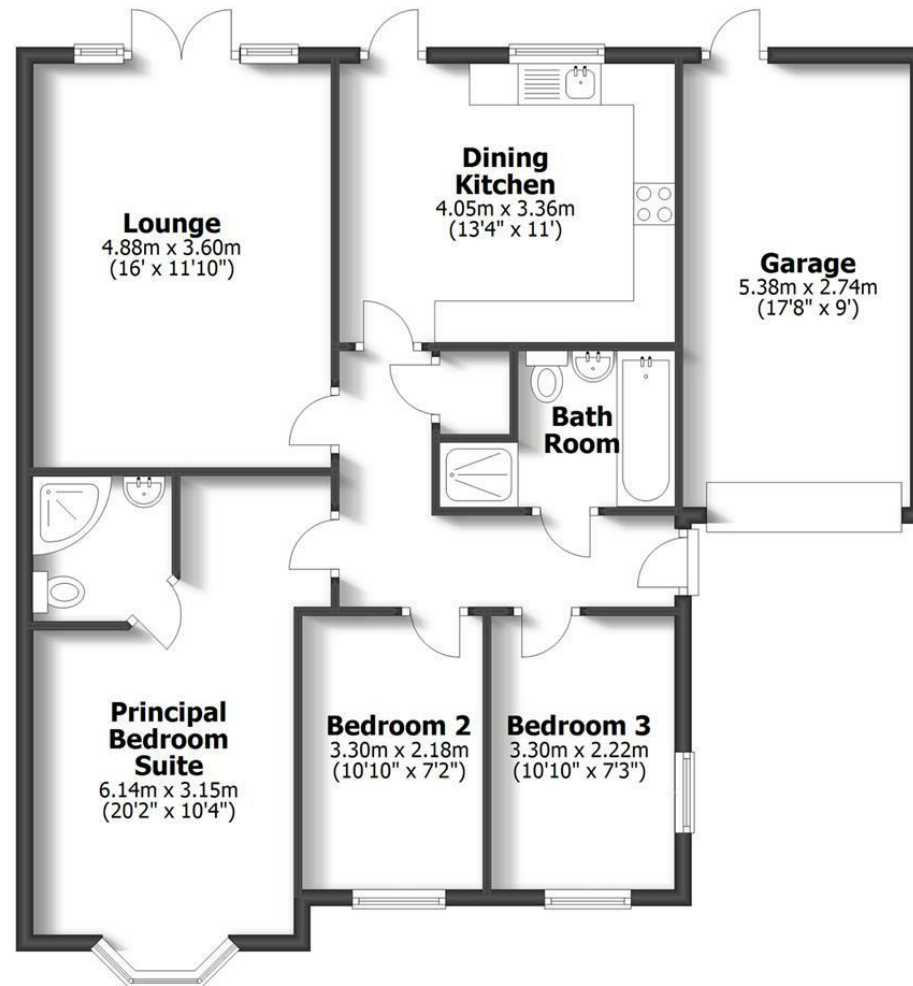
Offers Around
£375,000

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.



14 Berkeley Close Perton



Ground Floor

HOUSE: 79.0sq.m. 851sq.ft.
GARAGE: 14.8sq.m. 159sq.ft.
TOTAL: 93.8sq.m. 1010sq.ft.

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

