



7 Leasowe Drive, Perton, Wolverhampton, WV6 7TX

BERRIMAN
EATON

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An immaculately presented and stylishly appointed freehold semi-detached house providing fine accommodation over two storeys in a sought-after location

LOCATION

Leasowe 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 within easy reach and public transport is easily accessible by bus routes, with Codsall and Bilbrook train station also being a short distance away.

DESCRIPTION

7 Leasowe Drive is a well-proportioned semi-detached house which has been well-maintained over the years and which is superbly appointed throughout. The property benefits from kitchen and shower room suites of quality, a double glazed conservatory to the rear and double glazed windows together with gas fired central heating.

ACCOMMODATION

An open, tile hung PORCH has a composite front door opening into the HALL with stairs rising to the first floor. The SITTING ROOM is a well-proportioned living space with a double glazed and leaded window to the front, a circular, wall mounted mirror fronted electric fire, coved ceiling and a door opening into the KITCHEN which runs the full width of the house with a contemporary range of gloss fronted wall and base mounted cabinetry, a four ring stainless steel gas hob with electric oven beneath and stainless steel extraction chimney above, a built in microwave, plumbing for a washing machine, an integrated fridge and freezer, granite tiled floor, integrated ceiling lighting, part tiled walls, an understairs storage cupboard, an external side door and French doors opening into the CONSERVATORY which is fully double glazed with tiled floor, ceiling mounted paddle fan and light and French doors to the garden.

Stairs rise to the first floor landing with a double glazed window to the side and access to the roof space. BEDROOM ONE is a good double room in size with a double glazed and leaded front window, a wide bank of fitted wardrobes, an over stairs linen cupboard with wall mounted gas fired central heating boiler. BEDROOM TWO has a double glazed window overlooking the rear garden and the SHOWER ROOM is well-appointed with a contemporary white suite with a vanity unit with integrated wash basin and WC with concealed flush together with a corner shower with waterfall head and separate hose, a towel rail radiator, integrated ceiling lighting and a double glazed rear window.

OUTSIDE

7 Leasowe Drive stands behind a pleasant frontage with a shaped lawn and a DRIVEWAY laid in tarmac with redbrick paviour edging providing ample off street parking.

There is gated side access to the delightful REAR GARDEN with a large, composite decked terrace to the side and rear of the property providing al fresco seating and dining areas, a shaped lawn, stocked beds and borders and a garden shed. The garden enjoys an unusually high degree of privacy for a property in this location.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND B – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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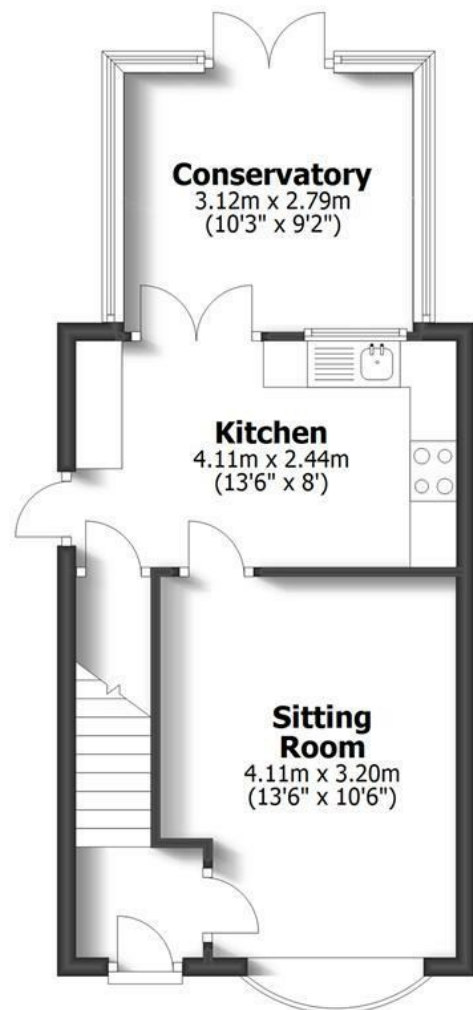
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Offers Around
£230,000

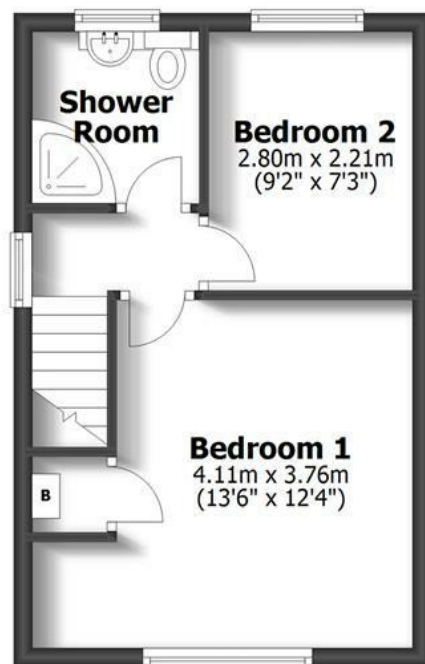
EPC: C

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.

7 LEASOWE DRIVE PERTON



Ground Floor



First Floor

TOTAL: 64sq.m. 689sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



