



58 Buckingham Road, Wolverhampton, WV4 5TJ

BERRIMAN
EATON





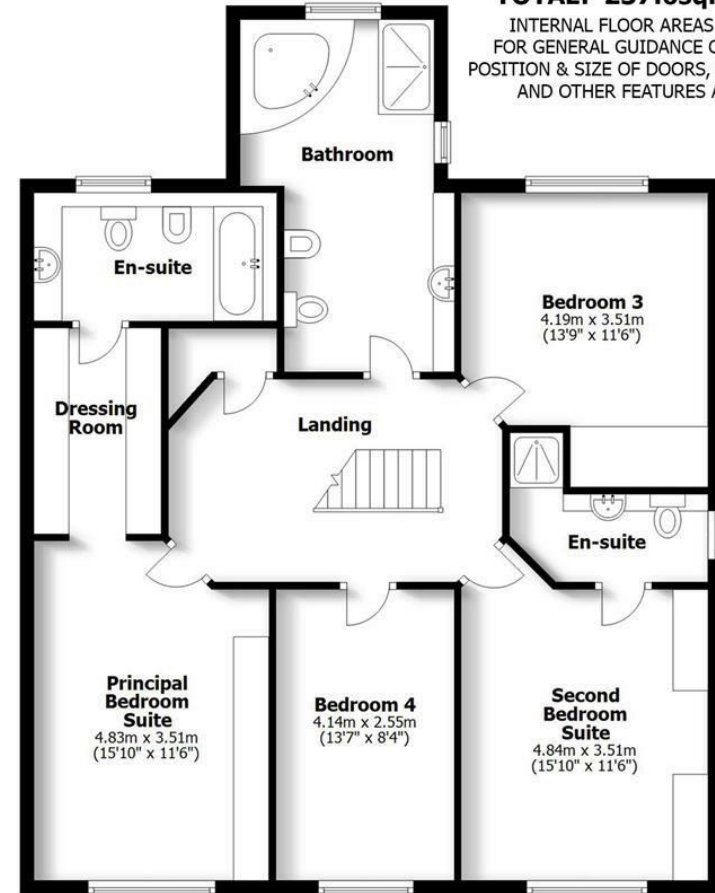
58 Buckingham Road, Wolverhampton, WV4 5TJ

A beautifully presented, substantial, and well maintained family home with rooms of generous proportions throughout, standing in a convenient location with ample off street parking and a private rear garden.

**58 BUCKINGHAM ROAD
PENN**



Ground Floor



First Floor

HOUSE: 215.6sq.m. 2320sq.ft.
 GARAGE: 22sq.m. 236sq.ft.
TOTAL: 237.6sq.m. 2556sq.ft.

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

LOCATION

Buckingham Road is a popular and convenient address situated off Sandringham Road, Penn and is a short drive from Wolverhampton City Centre which provides shopping facilities and transport links to towns and cities further afield. Local shopping amenities are available on the main A449 Penn Road and the area is well served by schools in both sectors.

DESCRIPTION

58 Buckingham Road is a substantial family home and provides well-proportioned accommodation over ground and first floors to the ground floor comprises three reception rooms, an open plan dining kitchen, laundry and guest cloakroom. There are four double bedrooms to the first floor with the principal bedroom suite being of some note and there are three bath / shower rooms in total.

Externally, the property benefits from off-road parking for several vehicles, a large garage, and a generous rear garden.

ACCOMMODATION

The front door with double glazed side panels opens into the RECEPTION HALL with a GUEST CLOAKROOM appointed with a WC and vanity unit incorporating a wash basin with cupboards beneath.

From the hall, doors lead to the LOUNGE, an impressive reception room with wiring for wall lights, a fireplace with gas fire, a double glazed window to the front elevation and glazed double doors opening into the DINING ROOM, which has a double glazed front window and wiring for wall lights. The SITTING ROOM provides a further well-proportioned reception area and has a double glazed window to the front elevation. The DINING KITCHEN is of an excellent size and is comprehensively appointed with a range of wall and base mounted units with granite work surfaces and tiled splash backs, space for a range style cooker, integrated fridge and dishwasher, sink and drainer, inset ceiling lighting, double glazed windows to two elevations and French doors opening onto the rear garden. A door from the kitchen leads into the LAUNDRY which is fitted with coordinating units to those in the kitchen together with plumbing for a washing machine and space for a tumble dryer and fridge freezer, sink and drainer, double glazed windows and a door providing access to the rear.

Stairs with wooden balustrading rise to the first floor GALLERIED LANDING. The PRINCIPAL SUITE comprises a generously proportioned double bedroom with fitted bedroom furniture and a double glazed window to the front elevation together with a DRESSING ROOM appointed with a range of fitted wardrobes, leading through to the ENSUITE BATHROOM. The ensuite is fitted with a panelled bath with a shower, a substantial vanity unit incorporating a wash basin with cupboards and drawers, WC, tiled walls and a double glazed window to the rear. BEDROOM TWO is a well-proportioned double room with laminate flooring, fitted furniture, a double glazed window to the front elevation and an ENSUITE SHOWER ROOM fitted with a tiled shower cubicle, a vanity unit with wash basin and cupboards beneath, WC and a double glazed window. BEDROOM THREE is a spacious double room with built in wardrobes and a window overlooking the rear, whilst BEDROOM FOUR has a window to the front elevation. The HOUSE BATHROOM is particularly well sized and appointed with a corner jacuzzi bath, a separate shower cubicle, an extensive vanity unit incorporating a wash basin with a range of storage cupboards and drawers, a WC, tiled walls and flooring and a double glazed window.

The property stands with an attractive frontage behind a brick boundary wall, an area of shrubbery and a paved CARRIAGE DRIVEWAY affording off road parking for a number of vehicles. There is a GARAGE providing ample storage space, electric light and power, an internal door to the laundry, a gas boiler and there is loft space above.

Gated side access leads to the delightful REAR GARDEN, which enjoys a good degree of privacy and has a paved terrace ideal for outdoor seating, a low brick wall, and a large lawn beyond with well-stocked beds and borders and a summer house.

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

Offers Around £695,000

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.







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