



41 Quail Green, Wightwick, Wolverhampton, WV6 8DF

BERRIMAN  
EATON



# 41 Quail Green, Wightwick, Wolverhampton, WV6 8DF

A beautifully presented four bedroom detached house  
that is coming to the market for the first time since it was built in 1988

## LOCATION

Quail Green is an established development within the heart of Wightwick which is one of the area's most prestigious addresses. There is a comprehensive array of local amenities and facilities available within Tettenhall, Tettenhall Wood, and the Compton shopping centre together with easy travelling to Perton and the City Centre itself and the area is well served by schooling in both sectors.

## DESCRIPTION

41 Quail Green was built by the current owner in 1988 and has well thought out and well appointed accommodation over both ground and first floors. On the ground floor the lounge and dining room are interlinked with glazed double doors, there is a study / snug which is ideal for those wishing to work from home and the breakfast kitchen is a light and airy room with a laundry off. There are four bedrooms and two bathrooms to the first floor. The property sits well within its plot affording ample off street parking to the front along with a double garage and there is a beautiful garden to the rear.

## ACCOMMODATION

Steps up to an open PORCH with external light leads to a double glazed leaded and coloured door with matching side panel opens into the HALL with coved ceiling, a useful understairs store and a GUEST CLOAKROOM with a vanity unit with sink with cupboards beneath, WC, part tiled walls and an extractor fan. The DINING ROOM has a walk in double glazed square bay, wiring for wall lights, coved ceiling and glazed double doors lead into the LOUNGE with double glazed patio doors to the rear garden, a gas fire set in a marble surround and hearth with formal mantle, coved ceiling and wiring for wall lights. The SNUG / STUDY has a double glazed window to the rear and coved ceiling and the BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces, ceramic sink and drainer with a double glazed window over, tiled splash back, under counter lighting, a Hotpoint electric hob with filtration unit above, integrated oven and microwave, integrated fridge freezer and Bosch dishwasher, tiled floor, a double glazed window to the side, there is ample space for dining and a glazed door to the LAUNDRY with a sink and drainer with cupboard beneath and cupboards over, space for a washing machine and dryer, wall mounted Worcester Bosch gas central heating boiler, tiled floor and walls and a double glazed window and door to the side passage.

Stairs with wooden balustrading and a double glazed window to the side rise to the first floor landing with a linen cupboard housing the hot water cylinder and slatted shelving. The PRINCIPAL BEDROOM SUITE is a good size double with a range of fitted furniture including wardrobes, drawers and bedside tables with a double glazed window to the front and an EN-SUITE BATHROOM with a jacuzzi style bath with handheld shower over, vanity unit with sink and cupboards, WC, tiled walls, wiring for wall lights and a double glazed window. BEDROOM TWO is also double in size with a range of fitted furniture and a double glazed window to the rear. BEDROOM THREE is also double in size with a double glazed window to the rear and BEDROOM FOUR is a good size and is currently being used as a study with a double glazed window to the rear. The HOUSE BATHROOM has a panelled bath, pedestal wash basin, WC, bidet, tiled shower cubicle, tiled walls and a double glazed window to the front.

## OUTSIDE

41 Quail Green sits behind a DRIVEWAY laid in tarmac with parking for several vehicles, a DOUBLE GARAGE with electric up and over door, external lighting, there is a front garden with flowering shrubs and borders.

A wrought iron gate opens onto the side passage leading to the REAR GARDEN with a large paved patio to the rear, external cold water supply and paved steps rise to further areas of seating with beautiful and flowering shrubs and borders, an area of lawn and a shed.

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 and Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

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

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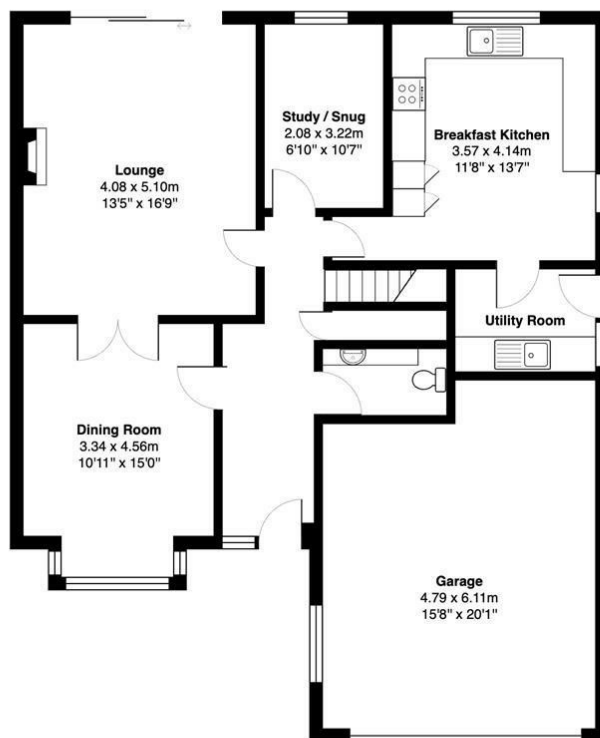
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£635,000

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: 188.3 m<sup>2</sup> ... 2027 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)



