



11 Leeveson Drive, Wrottesley Village, Wolverhampton, WV6 7JZ

BERRIMAN
EATON

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A stylish new build semi detached bungalow standing in a highly regarded and sought after modern development in a fine South Staffordshire edge of village location

LOCATION

Wrottesley Village is a new development which is currently being built with completion scheduled for February 2026 in a beautiful, South Staffordshire setting which is on the fringes of Perton which provides a wide array of local facilities. The nearby villages of Codsall and Tettenhall provide further amenities and there is easy access to the city centre. There are several golf clubs nearby with the development being adjacent to The Mount Golf and Country Club complex with its course, driving range, restaurant and Adventure Golf Course for younger players and there are superb restaurants and coffee shops in Tettenhall and Codsall.

Codsall Train Station provides direct services to Shrewsbury, Birmingham and beyond, the M54 is within easy reach and there are regular, local bus services from Perton.

DESCRIPTION

11 Leeveson Drive is a well planned and well proportioned property with living accommodation which is arranged over a single storey with rooms of excellent sizes throughout.

The property has recently been built and has been finished to an excellent standard with well appointed kitchen and bathroom suites, air source heating, fitted flooring throughout, double glazing and a combination of under floor and radiator heating.

The property will be sold with the benefit of a 10 year LABC Warranty.

ACCOMMODATION

A composite front door opens into the HALL with tiled flooring, integrated ceiling lighting, access to the roof space, a boiler cupboard with pressurised hot water cylinder and a cloaks and storage cupboard. The SITTING ROOM has a double glazed window and door to the garden and the KITCHEN has a full range of wall and base mounted cupboards with a range of integrated appliances including a Zanussi induction hob with glass splash back and stainless steel Electrolux extraction chimney above, an integrated Zanussi dishwasher, space for a washing machine and an integrated Zanussi fridge and freezer, integrated ceiling lighting and ceramic floor tiling.

BEDROOM ONE is a good double room in size with a double glazed window overlooking the rear garden and wiring for a wall mounted TV and BEDROOM TWO is also a double room in size with wiring for a wall mounted TV and a double glazed window to the front. The SHOWER ROOM has a fully tiled level access shower together with a white suite of WC and pedestal basin with back lit sensor mirror above with integrated shaver point, tiled floor and walls, integrated ceiling lighting, a double glazed window and a heated chrome towel rail radiator.

OUTSIDE

There is a DRIVEWAY laid in brick setts providing off street parking for two vehicles with an external electricity supply and a paved path leading to the front door with turfed front lawns and planted beds. There is secured and gated side access to the part walled REAR GARDEN with a paved patio, turfed lawn and timber garden shed.

We are informed by the Vendors that mains water, drainage and electricity are connected and the heating is via an air source heat pump.

COUNCIL TAX BAND Not yet registered – South Staffordshire

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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Lettings Office

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Bridgnorth Office

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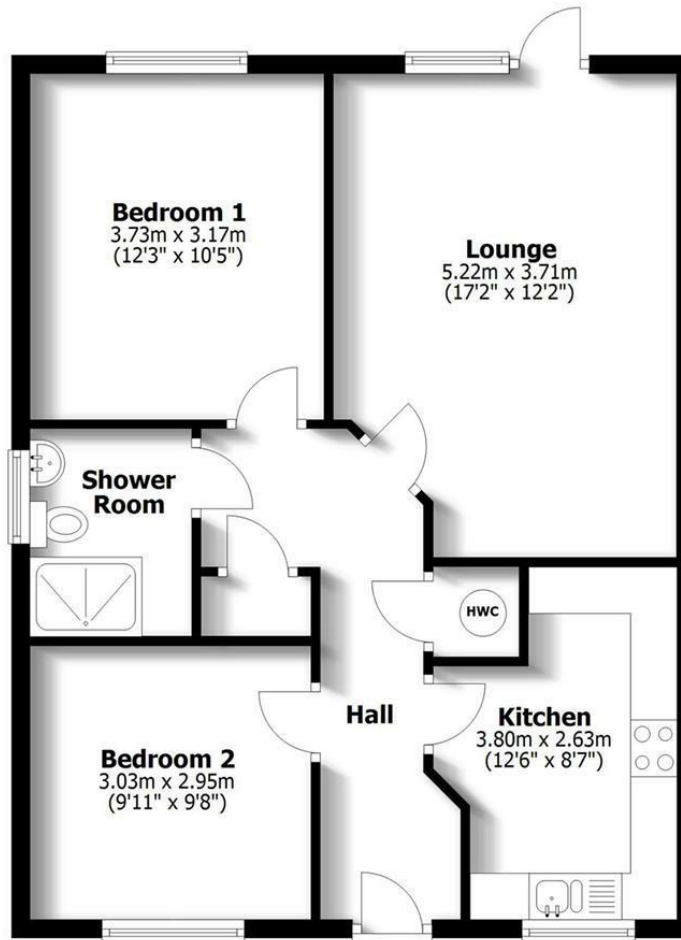
Offers Around
£309,950

EPC: B

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.



**11 LEEVESON DRIVE
WROTTESELEY VILLAGE**



Ground Floor

TOTAL: 63.6sq.m. 685sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

