



8 Lambert Road, Fallings Park, Wolverhampton, WV10 9RF

BERRIMAN
EATON

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An extended semi detached property with a large dining kitchen and gated parking to the front

LOCATION

Lambert Road is situated on an established street in a popular residential location on the North side of Wolverhampton with local shops and amenities all within easy reach together with excellent access to transport links serving Wolverhampton City Centre as well as the neighbouring facilities of Wednesfield and New Cross Hospital.

DESCRIPTION

8 Lambert Road has been extended by the current owners and now offers well proportioned accommodation over both ground and first floors. The ground floor has a large, through living room and an extended dining kitchen with laundry end and guest cloakroom. There are four bedrooms to the first floor along with two bath / shower rooms. There is a gated driveway, a double garage and a low maintenance garden to the rear.

ACCOMMODATION

A double glazed door with surrounding windows it opens into the PORCH with a tiled floor and a wooden front door opens into the HALL with tiled flooring and a glazed door opens into the through LIVING ROOM with a double glazed bay window to the front, double glazed French doors and windows to the rear garden, coved ceiling, ceiling cornice and an electric fire set in a brick surround with marble hearth and mantle. There is a large DINING KITCHEN with a range of gloss fronted wall and base units with roll top working surfaces and tiled splash back. There is space for a range style cooker with a stainless steel extractor fan over, a stainless steel sink and drainer with a window overlooking the rear garden, space for an American style fridge freezer, integrated oven and microwave and a laundry area with plumbing for a washing machine and tumble dryer, there is ample space for dining and a double glazed door to the rear garden. There is a GUEST CLOAKROOM with WC, wash basin with cupboards beneath, heated ladder towel rail and a double glazed window to the rear garden.

Stairs from the hall rise to the first floor landing with a double glazed window to the front and ample space to create a STUDY AREA. The PRINCIPAL SUITE has a large double bedroom with a double glazed window to the rear, coved ceiling and an EN-SUITE SHOWER ROOM with a tiled shower cubicle with waterfall head, vanity sink with cupboards and drawers beneath, WC, tiled floor and walls and a double glazed window. There are THREE FURTHER DOUBLE BEDROOMS and a HOUSE BATHROOM with a stand alone bath with pencil shower attachment, tiled shower cubicle, wash basin with cupboards and drawers beneath, WC, tiled floor and walls and a double glazed window.

OUTSIDE

8 Lambert Road sits behind a low rise wall with wrought iron railings and two sets of wrought iron gates open onto the DRIVEWAY which is laid in imprinted concrete. There are wrought iron railings to an area to the side of the property which could be used for storage or further parking. There is a DOUBLE GARAGE with an up and over door, concrete floor, electric light and power and an area of mezzanine storage. There is a low maintenance REAR GARDEN with a paved patio to the rear with a shaped lawn beyond with fencing to the borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – 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 / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely 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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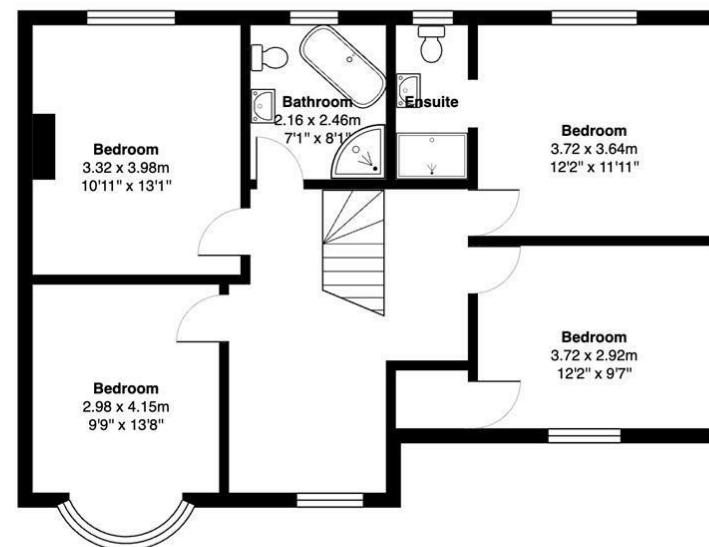
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Offers Around
£345,000

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: 175.8 m² ... 1893 ft²

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)

