



3 Kenilworth Road, Perton, Wolverhampton, WV6 7PJ

BERRIMAN  
EATON

## 3 Kenilworth Road, Perton, Wolverhampton, WV6 7PJ

A spacious three bedroom detached property standing in a convenient and desirable location.

### LOCATION

Kenilworth Road is a cul-de-sac, lying just off Richmond Drive in a convenient and accessible position. The comprehensive local amenities afforded by the Perton Shopping Centre are within easy reach as are the further amenities afforded by Codsall and Tettenhall Village Centres and the City Centre itself.

The area is particularly well served by schooling and communications are excellent with rail services running from Codsall Station, regular bus services running from Perton and the M54 facilitating fast access to Birmingham, Telford and beyond.

### DESCRIPTION

A generously proportioned detached property offering well-appointed family accommodation, with a spacious L-shaped lounge, kitchen, laundry and office on the ground floor. To the first floor there are three bedrooms and a bathroom, also benefitting from off-street parking, a garage and a delightful rear garden.

### ACCOMMODATION

A composite front door opens into the HALL. The GUEST CLOAKROOM has a WC, wash basin and a double glazed front window. From the hall a door opens into the L-SHAPED LOUNGE/DINING ROOM having laminate flooring, a double glazed window to the front, sliding doors to the rear and a door opening into the KITCHEN comprising wall and base units, sink, integrated oven, gas hob and dishwasher, a double glazed window to the rear, pantry and a door leading to the LAUNDRY having space for a washing machine, tumble dryer and fridge freezer, integrated ceiling lights and a door to the OFFICE with integrated ceiling lights, a wall mounted gas boiler, double glazed rear window and patio doors.

Stairs rise to the first floor LANDING with a built in airing cupboard and a double glazed side window. BEDROOMS ONE AND TWO are both double rooms in size having double glazed windows. BEDROOM THREE has a window to the front. The BATHROOM has a bath with a shower over, a vanity unit with wash basin and cupboard beneath, WC and double glazed rear window.

### OUTSIDE

The property has hedged borders and sits behind a DRIVEWAY with off street parking and a shaped lawn. There is a GARAGE with an electric roller shutter door and an internal door to the laundry. The REAR GARDEN enjoys a good degree of privacy with a paved patio, shaped lawn stocked beds and borders.

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

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Offers Around  
£315,000

EPC:

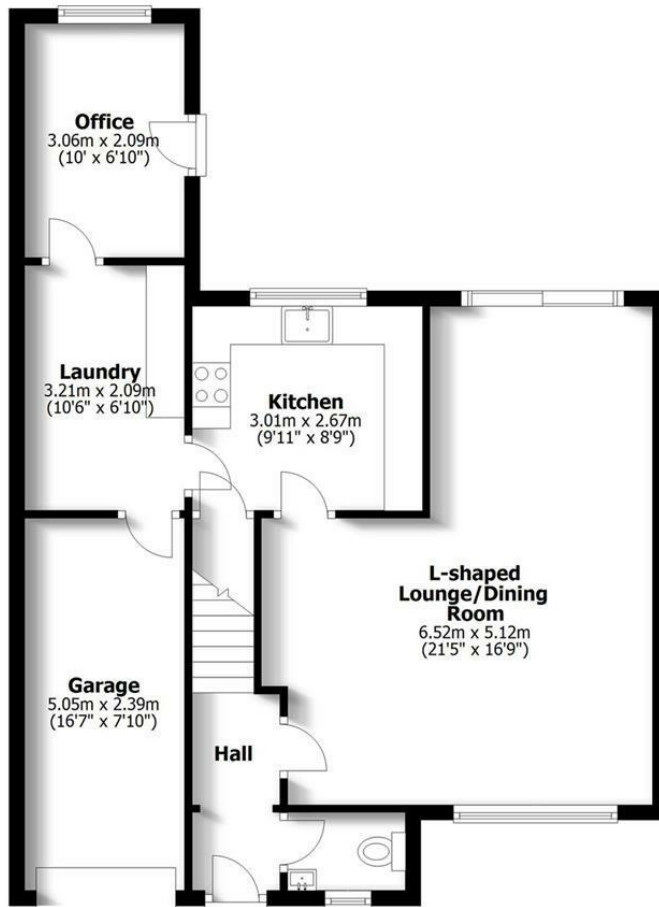
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

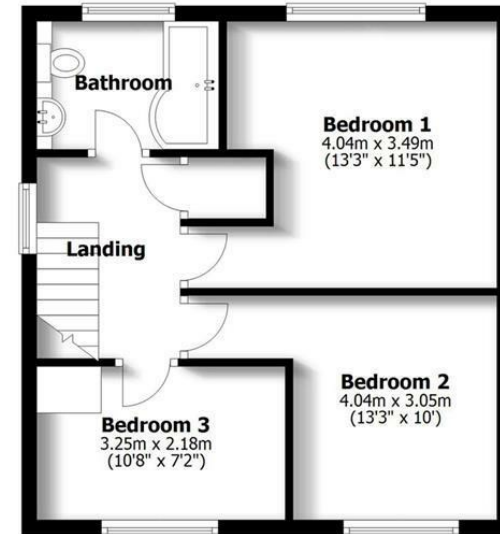


**3 KENILWORTH ROAD  
PERTON**

HOUSE: 95.9sq.m. 1033sq.ft.  
 GARAGE: 12.1sq.m. 130sq.ft.  
**TOTAL: 108sq.m. 1163sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

