12 Hilary Drive, Wolverhampton, WV3 7NJ

BERRIMAN
EATON

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A well located family home standing in a convenient and sought after location
with rooms of generous proportions over both ground and first floors.

LOCATION

Hilary Drive lies just off Coalway Road in an established residential suburb with a wide range of local facilities being available.

The further, more extensive amenities of the City Centre are within easy reach, the area is well served by schooling in both sectors and regular bus services run along Coalway Road

DESCRIPTION

12 Hilary Drive is a well proportioned, detached family home which has been well maintained over the years.

The property benefits from double glazing and gas fired central heating, but would now benefit from a gentle scheme of modernisation affording buyers the opportunity to make the house "their own".

The property stands in an excellent plot with a driveway to one side providing ample off street parking and a charming garden to the rear.

ACCOMMODATION

A double glazed front door from the drive opens into the HALL with a wide bank of fitted cloaks and storage cupboards. The LOUNGE has a double glazed window to the front, a living flame coal effect gas fire with an elegant wooden surround with marble hearth and slips, wiring for wall lights and sliding, pocket doors opening into the DINING ROOM with a light corner aspect with a double glazed side window and double glazed patio doors to the garden together with wiring for wall lights. The KITCHEN has a range of wall and base mounted cabinetry, a four ring gas hob with filtration unit above and built under double electric oven, an integrated fridge, plumbing and space for a washing machine, a window overlooking the rear garden and a double glazed door to the side.

A staircase from the hall rises to the first floor landing with a double glazed side window and a shelved linen cupboard. BEDROOM ONE is a good double room in size with a double glazed window to the front, a full range of fitted furniture including ample wardrobe space, chests of drawers, cupboards and shelving together with coordinating bedside tables. BEDROOM TWO is also a good double room in size with a double glazed window overlooking the rear garden and access to the roof space and BEDROOM THREE has a double glazed window to the front, fitted wardrobes, wall mounted cupboard and fitted shelved display and storage cupboard. There is a SHOWER ROOM with a fully tiled corner shower, pedestal basin, tiled walls, integrated ceiling lighting and a double glazed rear window together with a separate CLOAKROOM with a WC, laminated flooring and a double glazed window to the side.

OUTSIDE

The house stands back from the road behind a matured and planted frontage with a shaped front lawn with well stocked beds and borders and a DRIVEWAY to one side laid in a herringbone pattern brick paviours providing ample off street parking.

The REAR GARDEN has a terrace laid in brick paviours, a shaped lawn, well stocked beds and borders, a substantial shed and a further gravelled terrace to the rear.

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 low risk.

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Wombourne Office
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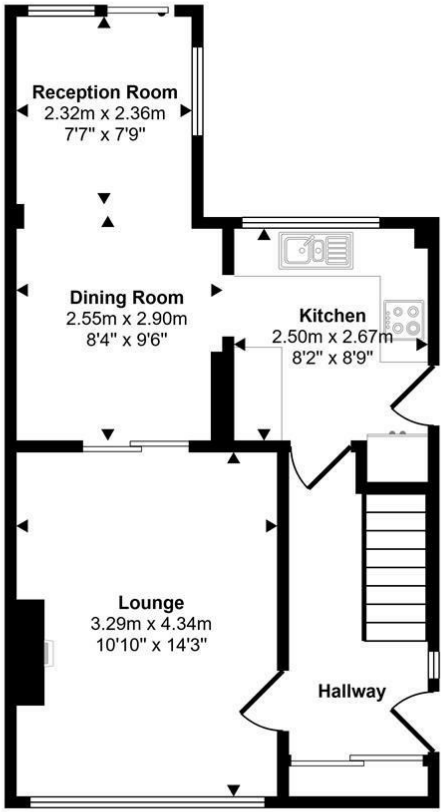
www.berrimaneaton.co.uk

Offers Around
£269,950

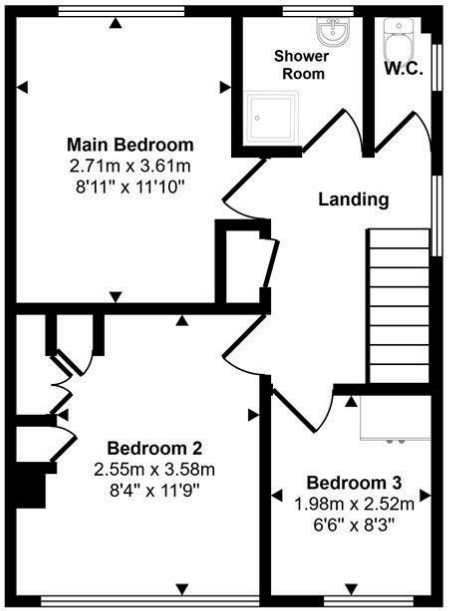
EPC: D

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.

Approx Gross Internal Area
83 sq m / 889 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft



First Floor
Approx 38 sq m / 412 sq ft