



51 Park Road West, West Park, Wolverhampton, WV1 4PL

BERRIMAN
EATON

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A three bedroom semi-detached property with the benefit of a loft room,
parking to the front and a garden to the rear.
NO UPWARD CHAIN

LOCATION

The property lies in a highly regarded and sought-after residential area which is in easy reach of the local amenities and which is in easy reach of the city centre and the university. There is wide range of schooling available in both sectors and including Wolverhampton Girls High School and Wolverhampton Grammar.

The property stands in a lovely position on the road and overlooks the 43 acres of the open spaces of West Park to the front and therefore has the use of the grounds of West Park, the children's playground, tennis courts, gym area, ornamental lake and tearoom.

DESCRIPTION

51 Park Road West is a deceptively spacious semi-detached property with well proportioned accommodation over both ground and first floors. There is a large, through reception room, breakfast kitchen and a further room which could be used as a second kitchen, laundry or a fourth bedroom with an en-suite shower room to the ground floor, three double bedrooms and a bathroom to the first floor together with a substantial loft room. Whilst the property has been well maintained over the years it would now benefit from a scheme of refurbishment affording purchasers to make the property "their own".

The property further benefits from a garden room with electric light and power which could be used for a variety of different purposes such as gym / summer house / office.

ACCOMMODATION

A double glazed front door open into the HALL with tiled flooring. There is a through LOUNGE / DINING ROOM with wooden flooring, a double glazed walk in bay window to the front, a fireplace with wooden mantle, wiring for wall lights, double glazed French doors to the rear garden, coved ceiling, a useful understairs store and a door to the BREAKFAST KITCHEN with a range of wall and base units, a four ring gas hob with filtration unit above and electric oven beneath, tiled floor, ample space for dining, two double glazed windows to the side and a door to the LAUNDRY / BEDROOM FOUR with tiled floor, plumbing for a washing machine, double glazed patio doors to the rear garden and a door to a SHOWER ROOM with a shower, pedestal wash basin, WC, tiled floor and a double glazed window.

Stairs from the hall rise to the first floor landing with a useful storage cupboard. The PRINCIPAL BEDROOM is a good size double with a walk in bay to the front. BEDROOM TWO is a double room in size with a double glazed window and coved ceiling. BEDROOM THREE is also double in size with a double glazed window and the BATHROOM has a panelled bath with shower over, pedestal wash basin, WC, linen cupboard and a double glazed window.

A further staircase rises to the substantial LOFT ROOM with beamed ceiling, a double glazed window, roof light and eaves storage.

OUTSIDE

51 Park Road West sits behind a low rise wall with screening shrubs with a DRIVEWAY laid in brick paviours leading to a GARAGE with wooden doors to the front, electric light and power, concrete floor and an up and over door to the rear garden affording further parking should buyers so wish.

The REAR GARDEN has a large patio laid in imprinted concrete with a shaped lawn beyond with a paved path leading to a brick built GARDEN ROOM which could be used for with electric light and power

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.

The property is located in a conservation area – Park Conservation Area
Broadband – Ofcom checker shows Standard and Ultrafast are available
Mobile – Ofcom checker shows all four of the main providers have likely coverage indoors and outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£375,000

EPC: E

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.



51 Park Road West Wolverhampton

HOUSE: 151.3sq.m. 1628sq.ft.
GARAGE: 11.3sq.m. 122sq.ft.
OUTBUILDING: 25.1sq.m 271sq.ft
TOTAL: 187.7sq.m. 2021sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



