



26 Langley Gardens, Wolverhampton, WV3 7JN

BERRIMAN
EATON

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A well positioned, extended semi-detached property with garage, off road parking and a private rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, lounge with dining area, fitted kitchen, utility and downstairs cloakroom/wc. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Langley Gardens is a popular cul de sac which is located off Trysull Road which gives direct access into Wolverhampton City Centre through Bradmore, and to Little Merry Hill and out towards Dimmingsdale/Lower Penn. The area is well served for a variety of shops and facilities and has regular transport links to neighbouring areas. St Michaels Catholic and Warstones are the closest Primary Schools with Highfields Secondary School also situated a short distance away.

DESCRIPTION

A well positioned, extended semi-detached property with garage, off road parking and a private rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, lounge with dining area, fitted kitchen, utility and downstairs cloakroom/wc. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has double glazed sliding patio door, tiled floor and a wooden door with opaque inserts and side panels giving access into the ENTRANCE HALL which has the staircase rising to the first floor landing with a walk in coats cupboard, radiator and door into the LOUNGE. This has a double glazed window to the front elevation, log burner, radiator and double glazed patio doors onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset circular sink with drainer and mixer tap. There is an integrated oven with Bosch induction hob and space for a fridge freezer and dishwasher. There is a pantry and a double glazed window to the rear elevation. The UTILITY has a range of fitted cupboards with fitted work surface and inset single drainer sink unit and mixer tap. There is space for a washing machine and tumble dryer, double glazed window and door to the rear garden, tiled floor and door into the CLOAKROOM which has a low level WC, wash hand basin with mixer tap. The GARAGE has an elevating door and a wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, double glazed window to the side elevation and an airing cupboard which houses the hot water cylinder. The BATHROOM is fitted with a white suite which comprises a bath with shower over and scree, vanity wash hand basin with mixer tap which incorporates the low level WC. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a DRIVEWAY providing off road parking and access to the garage as well as a slabbed foregarden with established shrubs and trees with a fence to the boundary. The REAR GARDEN has a paved patio with a path, lawn, established planted borders and a fence to the boundary.

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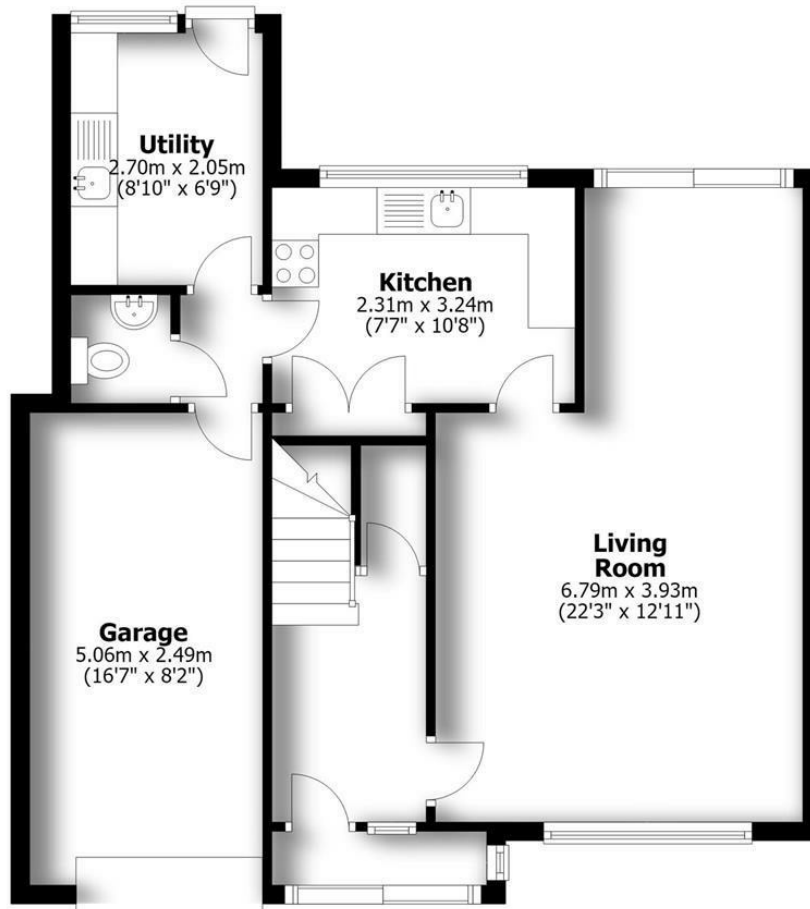
Offers Around
£245,000

EPC:

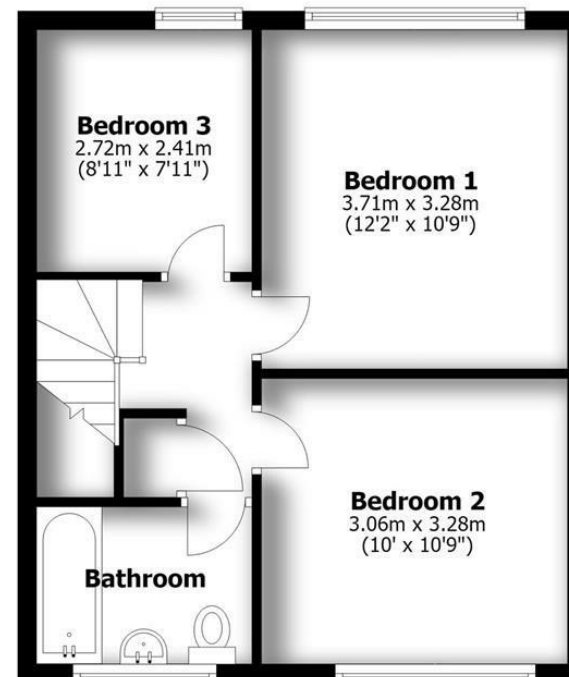
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



26 Langley Gardens Wolverhampton



Ground Floor



First Floor

HOUSE: 87.9sq.m. 947sq.ft.
GARAGE: 12.6sq.m. 136sq.ft.
TOTAL: 100.5sq.m. 1083sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

