



87 Wakeley Hill, Wolverhampton, WV4 5RA

BERRIMAN
EATON

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This is a traditional semi-detached family home with off road parking, garage and well established rear garden. The internal accommodation briefly comprises entrance hall, living room, sitting room, kitchen/breakfast room, utility and separate cloakroom/WC to the ground floor. To the first floor there are three bedrooms and a wetroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Wakeley Hill is within easy reach of a full range of local facilities available within Penn itself together with easy access to the more extensive amenities afforded by the city centre. The area is well served by schooling and there are regular public transport services along the Penn Road. From a recreational perspective there are beautiful walks across the Cornfields and the popular Barley Mow country pub with Penn Golf course also close by.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque side panels, radiator and staircase rising to the first floor landing. The LIVING ROOM has a double glazed window to the front elevation, coal effect gas fire and surround and radiator. The SITTING ROOM has been extended and double glazed sliding patio doors, radiator and wall mounted gas fire. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary worksurfaces, inset single drainer sink unit with mixer tap, integrated Bosch oven with Bosch induction hob and Hotpoint extractor. There is a breakfast bar, radiator, double glazed window to the rear elevation, tiled floor, understairs storage and door into the UTILITY. This has a fitted worksurface with inset single drainer sink unit and mixer tap, plumbing and space appliances including a washing machine. There is a wall mounted central heating boiler, double glazed door and window to the rear garden, radiator, tiled floor and access to the CLOAKROOM, this has a low level WC, wash hand basin and skylight. The GARAGE has an elevating door and is accessed from the utility.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation. The WETROOM comprises of a shower, low level WC, wash hand basin, heated ladder towel rail, double glazed opaque window to the rear elevation and tiled floor. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator, recess over the stairs and loft access.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking off road, a raised and elevated lawn with wall boundary. The REAR GARDEN has a paved patio area, pond, extensive lawn, hardstanding for a greenhouse and fenced boundary.

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 WOMBOURNE 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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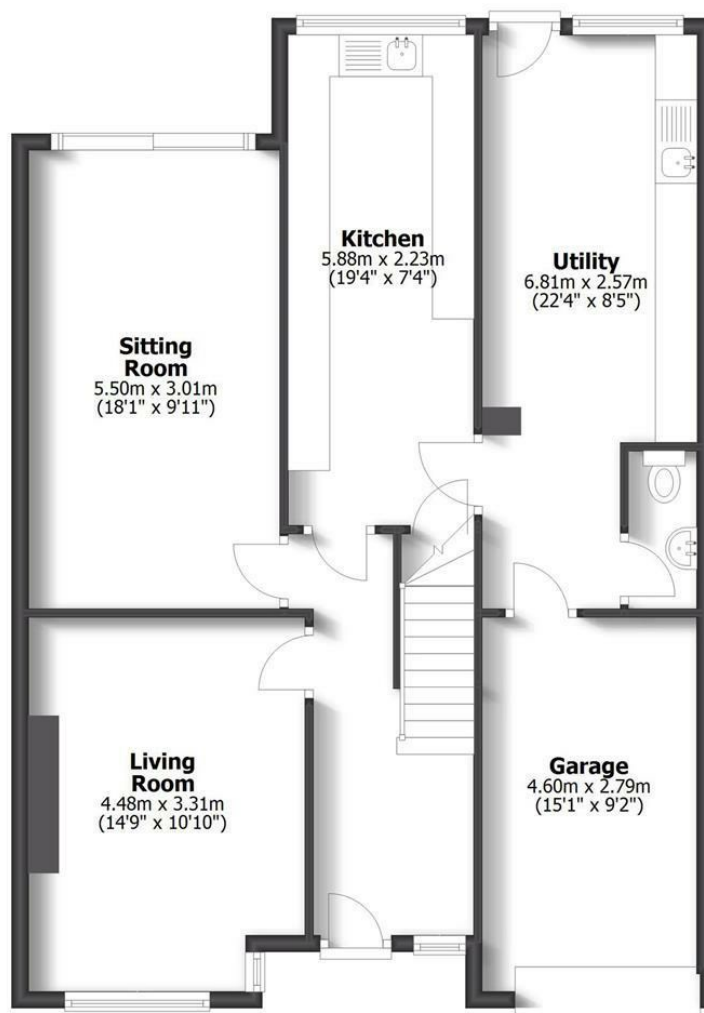
Offers In The Region Of
£295,000

EPC: D

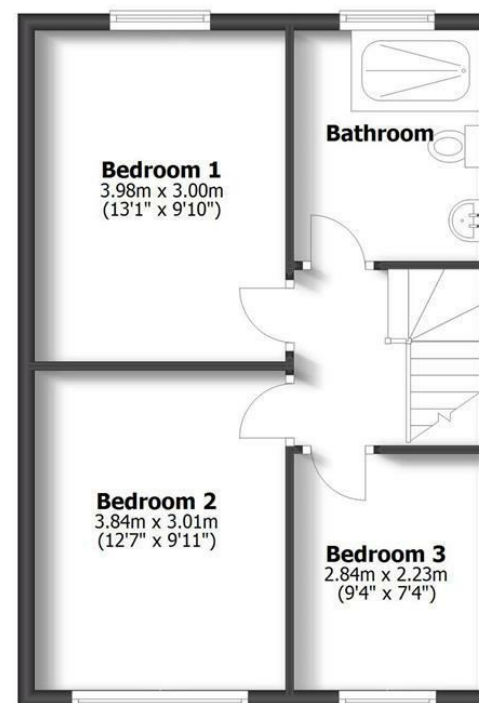
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



87 Wakeley Hill Wolverhampton



Ground Floor



First Floor

HOUSE: 115.5sq.m. 1243sq.ft.
GARAGE: 12.8sq.m. 138sq.ft.
TOTAL: 128.3sq.m. 1381sq.ft.

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

