



1A Claremont Road, Wolverhampton, WV3 0EA

BERRIMAN  
EATON

# 1A Claremont Road, Wolverhampton, WV3 0EA

This is a detached family home which benefits from off road parking, garage and a large, established rear garden. The internal accommodation briefly comprises entrance hall, lounge, open plan kitchen, dining and family area, downstairs shower room and utility area to the ground floor. To the first floor there are five double bedrooms, en-suite to the principal and a family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

The property stands in an established and favoured residential address which lies within easy reach of a wide range of local facilities and which is within easy reach of the city centre. Claremont Road lies off Penn Road and therefore benefits from regular bus services and the area is particularly well served by schooling in both sectors with The Royal Wolverhampton school being within easy walking distance.

## DESCRIPTION

This is a detached family home which benefits from off road parking, garage and a large, established rear garden. The internal accommodation briefly comprises entrance hall, lounge, open plan kitchen, dining and family area, downstairs shower room and utility area to the ground floor. To the first floor there are five double bedrooms, en-suite to the principal and a family bathroom. The property benefits from central heating and triple glazing.

## ACCOMMODATION

The ENTRANCE HALL has a composite door with triple glazed leaded insert panels, staircase rising to the first floor landing, radiator and door into the LOUNGE. This has a triple glazed window to the front elevation, coal effect gas fire and surround, radiator and double doors into the KITCHEN/FAMILY AREA. This has a range of wall and base units with complementary Quartz worksurfaces with inset one and a half sink and drainer with mixer tap. There are integrated Neff appliances including two ovens, microwave, warming drawer, induction hob and suspended extractor, dishwasher and plumbing for washing machine. There is a pantry, double glazed stable door, spotlights, triple glazed window to the rear elevation and vertical radiator. The DINING AREA has a triple glazed window and two radiators. The FAMILY AREA has double glazed French doors onto the rear garden, triple glazed window to the side elevation, radiator and door into the side LOBBY. This has a composite door to the front of the property, radiator and door into the BOOT ROOM. The SHOWER ROOM has a walk in cubicle, low level WC, pedestal wash hand basin with mixer tap, triple glazed opaque window to the front elevation and heated ladder towel rails. The ground floor has Karndean flooring.

The staircase rises to the FIRST FLOOR LANDING which has loft access, airing cupboard, radiator, Karndean flooring and an OFFICE area with triple glazed windows to the front elevation, radiator, spotlights and wiring for a wall mounted TV. The BATHROOM is fitted with a white suite which comprises a jet bath with shower over and screen, low level WC, vanity wash hand basin and mixer tap, radiator, triple glazed opaque window to the rear elevation and tiled floor. The PRINCIPAL BEDROOM has triple glazed windows to the rear and side elevations, fitted wardrobe with sliding door, part mirrored, radiator and door into the EN-SUITE BATHROOM, which has a white suite comprising of a bath with multi headed shower and screen, vanity wash hand basin and mixer tap which incorporates the low level WC, heated ladder towel rail and tiling to the floor and with part panelling to the walls. DOUBLE BEDROOM 2 has two triple glazed windows to the front elevation, fitted wardrobes with overhead storage, dressing table and radiator. DOUBLE BEDROOM 3 has a triple glazed window to the rear elevation and radiator. DOUBLE BEDROOM 4 has a triple glazed window to the front elevation and radiator. BEDROOM 5 has a triple glazed window to the rear elevation, fitted wardrobe and radiator.

## OUTSIDE

To the front of the property there is a sloped tarmac DRIVEWAY providing off road parking and access to the GARAGE which has an elevating door. There is a path giving access to the entrance with raised planted borders. There is side gated access to the REAR GARDEN which has a paved path, raised decking area, gravel area with shed, large lawn with an array of established shrubs and bushes and some trees which are subject to Tree Preservation Orders.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

### Tettenhall Office

01902 747744  
tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499  
bridgnorth@berrimaneaton.co.uk

### Lettings Office

01902 749974  
lettings@berrimaneaton.co.uk

### Wombourne Office

01902 326366  
wombourne@berrimaneaton.co.uk

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

Offers In The Region Of  
**£425,000**

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.

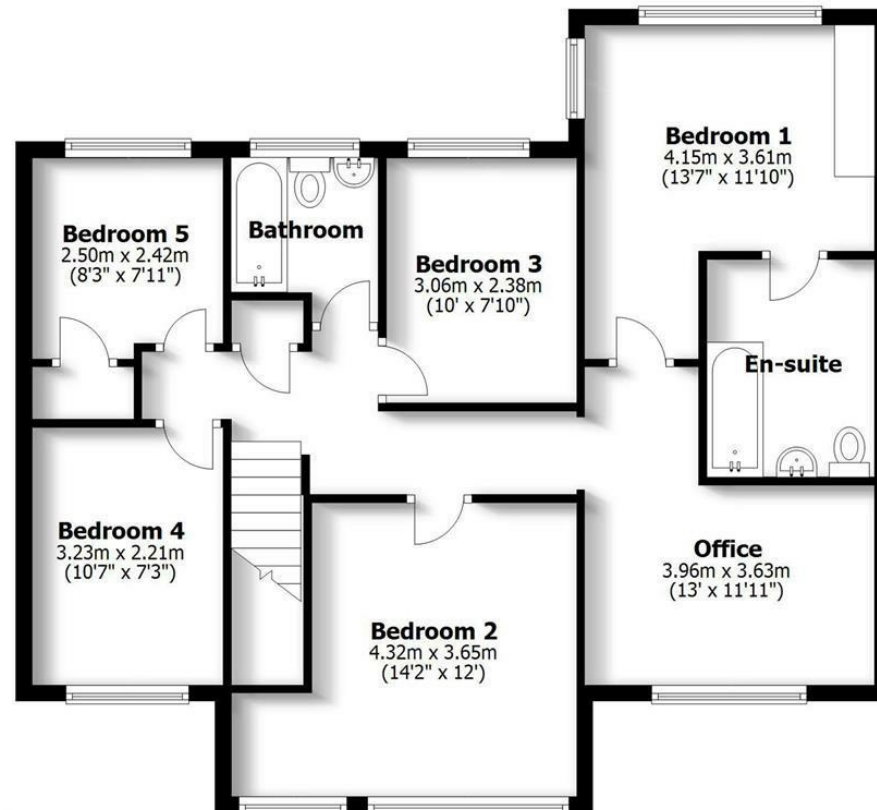


**1A Claremont Road  
Wolverhampton**

HOUSE: 155.0sq.m. 1668sq.ft.  
 GARAGE: 13.8sq.m. 148sq.ft.  
**TOTAL: 168.8sq.m. 1816sq.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**

