



39 Butts Road, Wolverhampton, WV4 5QD

BERRIMAN
EATON

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This is a traditionally appointed semi-detached family home with a gravelled driveway suitable for parking several vehicles , a single garage and a generous rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, dining room, kitchen and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Butts Road is a small cul de sac situated off Wakeley Hill which has excellent access to the Penn Road which is a major route into Wolverhampton. There are regular bus routes in and out of the City with access to a wealth of shops and facilities in both directions. The closest primary Schools are St Bartholomew's and Woodfield with Highfields and The Royal Wolverhampton School being close by.

DESCRIPTION

This is a traditionally appointed semi-detached family home with a gravelled driveway suitable for parking several vehicles , a single garage and a generous rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, dining room, kitchen and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

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The PORCH has a UPVC double glazed leaded door with panels to both side elevations. A UPVC double glazed door gives access into the ENTRANCE HALL which has a staircase rising to the first floor landing with wooden balustrades, single glazed opaque window to the front elevation, tiled floor radiator and a CLOAKROOM beneath the stairs which benefits from a low level WC, wash hand basin and mixer tap, double glazed opaque window to the side elevation, tiling to the floor and walls and radiator. The LOUNGE has a double glazed window to the front elevation, radiator and coal effect gas fire and surround. The DINING ROOM has a double glazed window to the side elevation, gas fire, wiring for wall lights, two radiators and double doors into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, space for appliances including fridge/freezer, Range style oven with extractor above, plumbing for a washing machine, wall mounted central heating boiler, double glazed window to the rear elevation and double glazed door to the rear garden. There is part tiling to the walls and tiled floor with radiator.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the side elevation and storage cupboard. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, loft access and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath with shower over and screen, pedestal wash hand basin, low level WC, double glazed opaque window, part panelled walls and radiator.

OUTSIDE

The property sits behind a low dwarf wall with a hedge and fence to the boundary and a gravelled DRIVEWAY which has off road parking for several vehicles and shared access along side the property to the detached GARAGE which has wooden double opening doors and a door into the garden. There is side gated access into the REAR GARDEN which has a paved patio area with steps leading down to a lawn with fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 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>
The long term flood defences website shows very low risk

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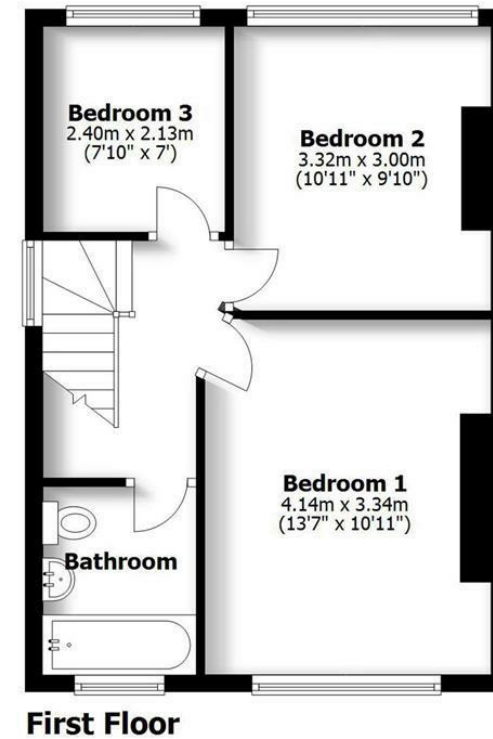
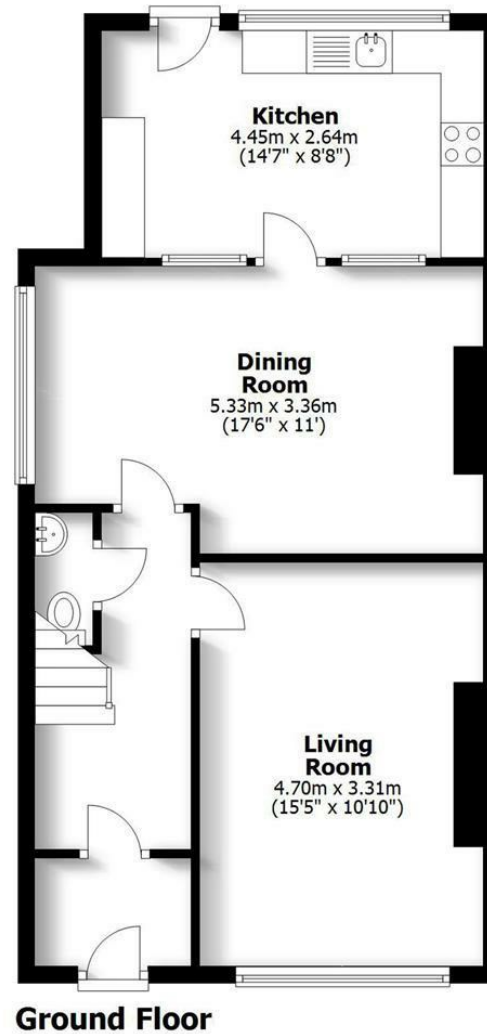
Offers In The Region Of
£275,000

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.



39 Butts Road Wolverhampton



HOUSE: 94.7sq.m. 1019sq.ft.
GARAGE: 20.5sq.m. 221sq.ft.
TOTAL: 115.2sq.m. 1240sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

