5 Lea Manor Drive, Wolverhampton, WV4 5PF

BERRIMAN
EATON

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This is a detached family home which has off road parking, garage and a private rear garden. The internal accommodation briefly comprises porch, entrance hall, dining room, kitchen, cloakroom and lounge to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property has double glazing, central heating and would benefit from modernisation and updating. There is no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Lea Manor Drive is a quiet and exclusive cul-de-sac in this popular part of Penn on the western fringe of Wolverhampton. There are shops available along the Penn Road with bus services providing convenient access to towns further afield including Wolverhampton City Centre with its wider range of amenities. Furthermore, the area is well served by schooling for all age groups, and is within easy access of the open spaces of Penn Common.

DESCRIPTION

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ACCOMMODATION

There is a single glazed wooden door into the PORCH which has a tiled floor and a further wooden door into the ENTRANCE HALL. There is a staircase which rises to the first floor landing with a CLOAKROOM beneath with a low level WC, wash hand basin, double glazed opaque window to the side elevation and storage area. The DINING ROOM has double glazed windows to the front and side elevations, wiring for wall lights and radiator. The KITCHEN/DINING ROOM has a range of wall and base units with complementary work surfaces with inset sink with double stainless steel drainer. There are spaces for appliances including oven, fridge, freezer and plumbing for a washing machine. There is a serving hatch into the lounge, walk in pantry, double glazed window to the front elevation and wooden door into the SIDE STORAGE PASSAGE. This has wooden doors to the front and rear elevations and has a wall mounted central heating boiler. The LOUNGE has a walk in bay with double glazed door and windows and a further double glazed window overlooking the rear garden. There is an electric fire and surround, radiator and a fitted cupboard.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, airing cupboard and loft access with a pull down ladder. DOUBLE BEDROOM 1 has 3 fitted wardrobes, double glazed window to the front elevation with elevated and panoramic views for miles, dressing table and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and fitted storage cupboard. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and eaves storage with shelving and sliding doors. The BATHROOM has a bath with shower over and screen, pedestal wash hand basin , low level WC, double glazed opaque window to the side elevation, radiator and tiling to the walls.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY suitable for off road parking for several vehicles and access to the GARAGE which has wooden double opening doors. There are steps with railings and planted borders which lead up to the entrance and there is side access into the REAR GARDEN. The REAR GARDEN has a paved patio with lawn, hardstanding for a shed and fencing to the boundary.

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

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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www.berrimaneaton.co.uk

Offers In The Region Of
£350,000

EPC: D

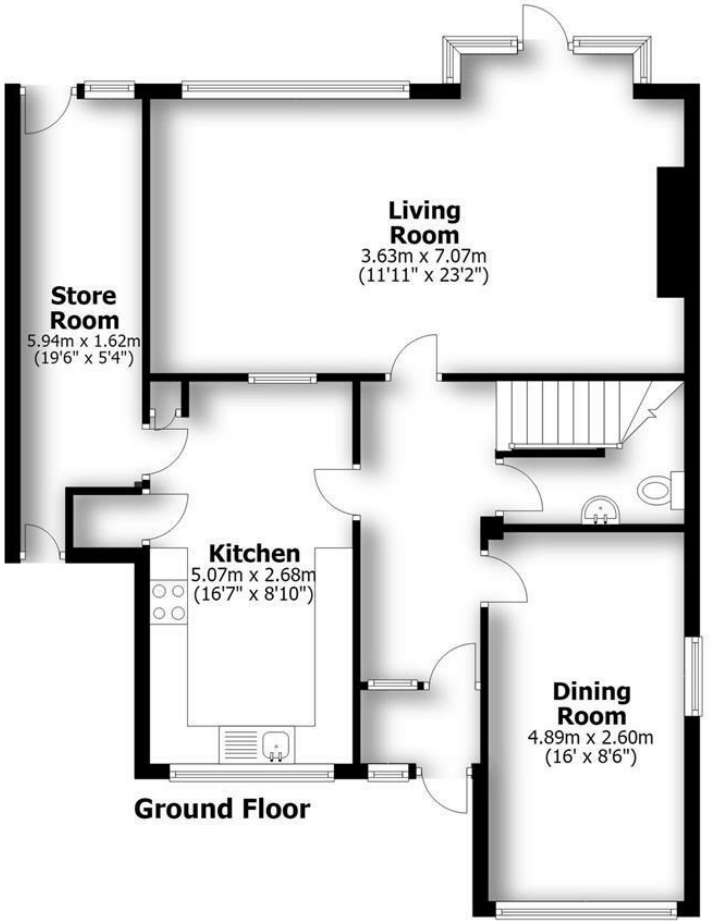
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

5 Lea Manor Drive
Wolverhampton

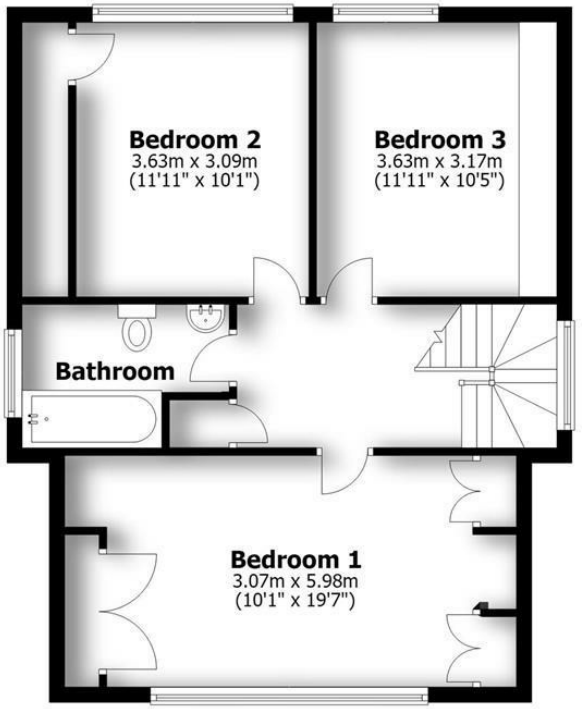
HOUSE:	137.1sq.m.	1475sq.ft.
GARAGE:	12.7sq.m.	137sq.ft.
TOTAL:	**149.8sq.m.**	**1612sq.ft.**

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

Lower Ground Floor



Ground Floor



First Floor