



13 Paget Road, Wolverhampton, WV6 0DS

BERRIMAN
EATON

13 Paget Road, Wolverhampton, WV6 0DS

A deceptively spacious traditional Victorian semi-detached property
with many original features and ample parking to the rear.
NO UPWARD CHAIN

LOCATION

Paget Road is a highly regarded residential road standing in an easily accessible location which is particularly convenient for schooling with Wolverhampton Grammar School, Wolverhampton Girls High School, St. Jude's Primary School, St Peters and St Edmunds and Wolverhampton College all being within walking distance.

Local amenities are available along the Tettenhall Road and the city centre is nearby with a frequent bus service running along the A41.

DESDRIPTION

13 Paget Road retains many of the original features with high ceilings throughout. There is well balanced accommodation throughout with two large principal reception rooms and a dining kitchen with a breakfast room off. There are three bedrooms and two bath / shower rooms to the first floor and the upper floor has been converted to create a fourth bedroom.

Externally there is a beautiful garden to the rear and a surprising amount of off road, private parking behind electric gates to the rear.

ACCOMMODATION

An open PORCH with tiled floor has a glazed and leaded door opening into the HALL with coved ceiling, Minton tiled flooring, a useful understairs cupboard and doors to all the downstairs rooms. The LOUNGE is a good size with a double glazed walk in bay window to the front, coved ceiling, a large open grate fire set in a formal surround, a double glazed window to the side and double doors open into the SITTING ROOM with double glazed French doors and windows to the rear garden, an electric coal effect fire set in a formal surround, part timber panelling to the walls, wiring for wall lights, coved ceiling, an ornate ceiling cornice and a door to an INNER HALL with wooden flooring, a double glazed window to the side and a door into the BREAKFAST ROOM with tiled flooring, double glazed sash window to the side, coved ceiling, a built in cupboard and an open doorway into the DINING KITCHEN with a range of wall and base units with butchers block working surfaces, undermounted ceramic sink with a double glazed window over, space for a range style cooker, space and plumbing for a washing machine and a dishwasher, wooden flooring, part beamed walls, wooden ceiling with three double glazed roof lights, ample space for dining and double glazed windows to the side and rear and a stable style door to the rear garden.

A staircase with wooden balustrading and part panelling to the walls rises to the split level first floor landing with a roof light. To the front of the property is the PRINCIPAL BEDROOM SUITE with a large double bedroom with a double glazed bay and separate window to the front, a Victorian open grate fireplace with painted slips and an EN-SUITE SHOWER ROOM with a shower cubicle, WC and pedestal wash basin. BEDROOM TWO is also a good double room in size with a double glazed sash window to the rear and built in wardrobes and cupboards. To the rear of the property is BEDROOM THREE which is double in size with a double glazed sash window to the rear. The BATHROOM has a panelled bath with shower over, WC, pedestal wash basin, tiled floor and a double glazed window.

A further staircase rises to the FOURTH BEDROOM with a double glazed window and a roof light.

OUTSIDE

13 Paget Road sits behind a screening hedge with a gravelled courtyard and path leading to the front door. There is a shared driveway to one side of the property leading to the electric gates that open onto the PRIVATE PARKING with space for several vehicles.

There is gated side access from the shared driveway to the REAR GARDEN with a patio laid in brick paviours with planted and flowering beds to the border with a shaped lawn beyond, there is external lighting and a shed with electric light and power and a paved path leads to a wrought iron gate providing pedestrian access to the private parking.

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 Tettenhall Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows the four main providers are likely to cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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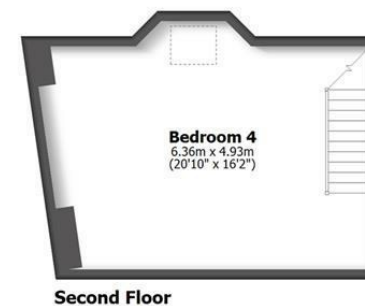
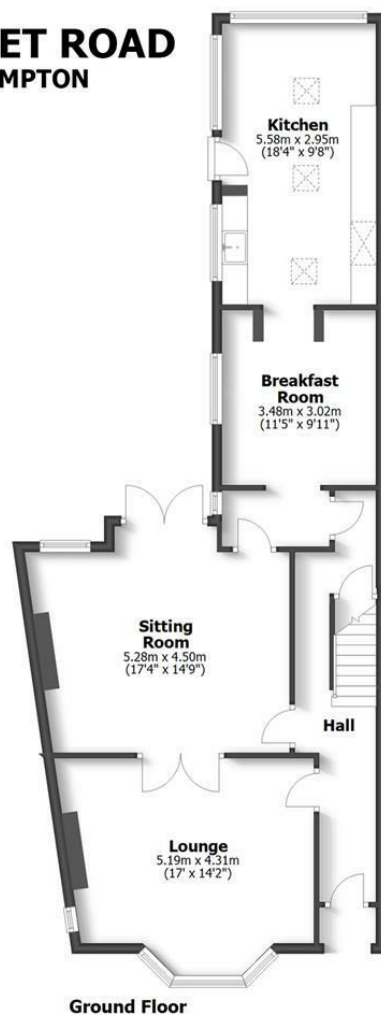
Offers Around
£369,950

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.



13 PAGET ROAD WOLVERHAMPTON



TOTAL: 178.8sq.m. 1924sq.ft.

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

