



Plot 2, Nightingale Place Vicarage Road, Wolverhampton, WV2 1DT

**BERRIMAN**  
**EATON**

# Plot 2, Nightingale Place Vicarage Road, Wolverhampton, WV2 1DT

xxxxx Exceptional value 4 Bedroom semi detached only two remaining xxxxx

Nightingale Place is a small development of contemporary family homes built and designed with energy efficiency to the forefront together with the needs of modern family living.

## LOCATION

This small select development can be found close to the edge of the Royal Hospital Redevelopment Project.

The area has seen major redevelopment to provide a variety of living solutions close to the vibrant city centre of Wolverhampton.

Wolverhampton is well catered for with bus, tram and rail services within easy reach. Good road links to the motorway network and other local towns.

## ACCOMMODATION

Plots 1 and 2 are both 4 Bedroom semi-detached properties having contemporary fitted kitchen/dining room with French doors to the garden, reception hall with cloakroom off, family Sitting room.

The first-floor accommodation is spacious with the master bedroom having an ensuite shower room, 3 further bedroom and family bathroom.

Plots 3, 4 and 5 are 3 bedroom end and mid terrace properties again built to a high specification. Entrance Hall, Kitchen/dining room, Entrance Hall, Cloakroom, Sitting Room with French doors to the garden.

On the first floor there are 3 bedrooms master having ensuite there are two further bedrooms and family bathroom.

High levels of insulation to floor, cavity walls and roof spaces in accordance with latest Building Regulations

Well Appointed double glazing

LED low energy efficient lighting

Solar panels

EV Point

Energy Efficient CH Boiler

## OUTSIDE

Each property on the development benefits from designated parking for 2 vehicles

There is a small yearly charge for maintenance of the gated rear access to the parking area at the rear where applicable.

Anticipated Completion September 2023

EPC B

Council Tax TBC

Freehold

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

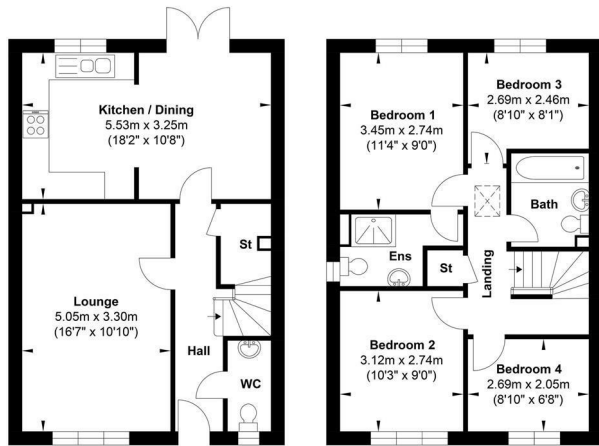
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

£275,000

EPC: A

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**Plot 1(AS) Plot 2 (OPP)**



**Ground Floor**

**First Floor**

**Gross Internal Floor Area : 92.9 m2 ... 1000 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



