



25 Perton Brook Vale, Wightwick, Wolverhampton, WV6 8DS

BERRIMAN
EATON

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One of the finest houses to have come to the market in recent years in this exclusive and highly regarded development which lies in a particularly favoured and sought-after residential location

LOCATION

Perton Brook Vale lies at the heart of Wightwick which is, in itself, one of the most exclusive addresses within the Wolverhampton conurbation. There is a wide range of local amenities readily available within Tettenhall village, Tettenhall Wood and Compton shopping centre whilst the more extensive amenities provided by the City Centre are within easy reach. Furthermore, the area is well served by schooling of high repute in both sectors.

DESCRIPTION

25 Perton Brook Vale was bought by the current seller in 2017 and, since that time, has been the subject of a comprehensive scheme of remodelling and refurbishment throughout. The property now provides extremely well appointed living accommodation over both ground and first floors with an extensive array of living space to the ground floor with the focal point being the outstanding living / dining / kitchen room. There are four good bedrooms and two bathrooms to the upper floor and the house stands in an excellent plot with a deep frontage and a large garden to the rear.

The kitchen and bathroom suites are of the highest quality, there are double glazed windows, gas fired central heating and neutral décor.

ACCOMMODATION

An open PORCH has a composite front door with double glazed panels to either side opening into the HALL with oak flooring, an understairs cloaks and storage cupboard and a well appointed GUEST CLOAKROOM with a contemporary suite. The LOUNGE is a good room in size with a double glazed window to the front and there is a SITTING ROOM with laminated flooring and a double glazed front window. Glazed double doors from the hall open into the fine LIVING / DINING / KITCHEN ROOM which is a superb open plan living space for contemporary lifestyles. The living area and dining area has oak flooring, integrated ceiling lighting and two pairs of double glazed patio doors to the garden with the kitchen having a full range of quality wall and base mounted cream faced units with granite working surfaces and coordinating centre island with breakfast bar, AEG integrated appliances including an electric oven, microwave, induction hob with stainless steel extraction chimney above, a dishwasher together with a larder fridge and a freezer. There is under unit lighting, granite floor tiling, integrated ceiling lighting, a double glazed window overlooking the rear garden and a door into a SPICE KITCHEN / UTILITY with base mounted cream faced units, a range style cooker with five ring gas hob with electric ovens beneath, a sink unit, plumbing for a washing machine, space for a tumble dryer, a double glazed side window, a double glazed garden door, a concealed Worcester Bosch gas fired central heating boiler and a door to a STUDY which is an ideal room for those wishing to work from home with a double glazed door to the drive, a double glazed side door and an internal door to the garage.

A staircase from the hall rises to the first floor landing with integrated ceiling lighting and a built in wardrobe. The PRINCIPAL SUITE has a large double bedroom with a wide bank of fitted wardrobes, a large built in wardrobe, a double glazed window to the front and a well appointed EN-SUITE SHOWER ROOM which is well appointed with a fully tiled corner shower, WC with concealed flush, circular wash basin standing on a vanity unit with cupboard beneath, tiled floor, tiled walls with mosaic relief, a double glazed window and a chrome towel rail radiator. There are THREE FURTHER DOUBLE BEDROOMS, all with double glazed windows and a well appointed BATHROOM with a stylish suite with a free standing bath, fully tiled corner shower with rainfall head and separate hose, WC with concealed flush and vanity unit with inset wash basin with cupboard and drawers beneath, tiled floor and walls, integrated ceiling lighting, two double glazed rear windows and a heated towel rail radiator.

OUTSIDE

25 Perton Brook Vale stands well back from the road behind a deep and wide frontage with a DRIVEWAY laid in tarmac providing ample off street parking for several vehicles. There is a shaped front lawn with surrounding borders and a DOUBLE GARAGE with an electric elevating door, concrete floor, electric light and power and an internal door to the study.

The REAR GARDEN is a particular feature of the house being of an excellent size with a full width paved patio to the rear of the house leading to the large rear lawn with beds and borders, an impressive and matured monkey puzzle tree and a preferred Westerly aspect.

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

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

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

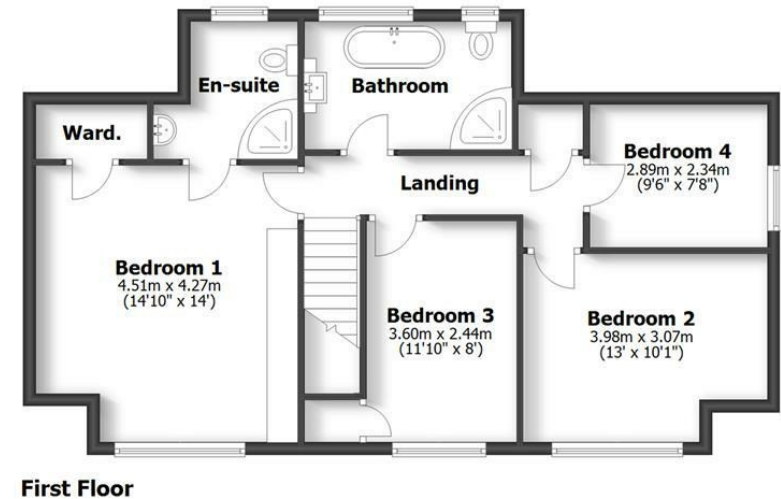
Offers Around
£625,000

EPC: F

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.



25 PERTON BROOK VALE WIGHTWICK



HOUSE: 174.9sq.m. 1882sq.ft.
 GARAGE: 26sq.m. 280sq.ft.
TOTAL: 200.9sq.m. 2162sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

