



42 Gainsborough Drive, Perton, Wolverhampton, WV6 7NR

BERRIMAN  
EATON



# 42 Gainsborough Drive, Perton, Wolverhampton, WV6 7NR

A deceptively spacious family home with flexible accommodation with three bedrooms to the first floor and an additional reception room to the ground floor with an adjoining shower room which could easily provide a fourth bedroom.

## LOCATION

The estate of Perton stands on the borders of South Staffordshire and offers a variety of housing from apartments through to semi-detached houses and large detached residences. Perton can be reached by two main roads, the A454 and the A41 and has easy access to bus routes and the excellent facilities provided by a large community including supermarket, a host of local shops together with petrol station, village hall and doctors surgeries. There is schooling up to middle school age and further schooling is then provided by adjoining areas.

## DESCRIPTION

42 Gainsborough Drive is a charming, detached family residence with well proportioned and well appointed accommodation over both ground and first floors. The house has been superbly maintained and improved over the years by the current owners and has kitchen and bathroom suites of quality, double glazed windows and gas fired central heating.

Some years ago the garage was converted to provide a further room to the ground floor together with an adjoining shower room and this room could provide the basis for a second sitting room, fourth bedroom or an office for those wishing to work from home.

The house has a lovely outlook to the front of matured trees and hedge and a rear view across neighbouring gardens.

## ACCOMMODATION

A double glazed front door opens into the HALL with laminated flooring, wiring for wall light and dado rail. The LOUNGE is a well proportioned room with a double glazed and leaded bow window to the front elevation, a living flame coal affect gas fire with marble hearth and slips and formal surround, wiring for wall lights and ceiling coving. There is a SITTING ROOM / BEDROOM FOUR with a double glazed and leaded front window, laminated flooring and a door into an INNER HALLWAY with tiled floor and a CLOAKS AND SHOWER ROOM with a fully tiled corner shower, WC and wall hung wash basin with tiled splash back and tiled floor. The DINING KITCHEN has a well appointed range of cream faced wall and base mounted cupboards providing ample storage, a range style cooker with tiled splash back with stainless steel extraction chimney above, a washing machine, dishwasher, glazed china display cabinet, fitted wine racks, a tumble dryer,

part tiled walls, tiled floor, integrated ceiling lighting, two double glazed windows overlooking the rear garden, a useful understairs storage cupboard and a door to the CONSERVATORY which is double glazed with French doors opening to the rear terrace, tiled floor, wiring for wall lights and a central heating radiator helping to make the conservatory useful all year round.

A staircase from the hall rises to the first floor landing with a double glazed side window, boiler cupboard, linen cupboard and access to the roof space. BEDROOM ONE is a large double room in size with a double glazed and leaded window to the front. BEDROOM TWO is a double room with a double glazed window overlooking the rear garden and BEDROOM THREE is well proportioned with a double glazed and leaded window to the front. The BATHROOM has a white suite with a panelled bath with mixer tap with shower attachment, vanity unit with inset wash basin, WC with concealed flush and storage cupboard, tiled walls, tiled floor, flush fitting mirror and a chrome towel rail radiator.

## OUTSIDE

The house stands behind a pleasant frontage with a DRIVEWAY laid in tarmac providing off street parking with a slate chipped terrace to one side with a circular stone terrace with central planted bed.

There is gated side access from the front to the REAR GARDEN with a timber decked terrace with timber balustrading, a shaped lawn, stocked beds and borders and an open outlook. There is a timber garden shed to the side of the house and an external cold water tap.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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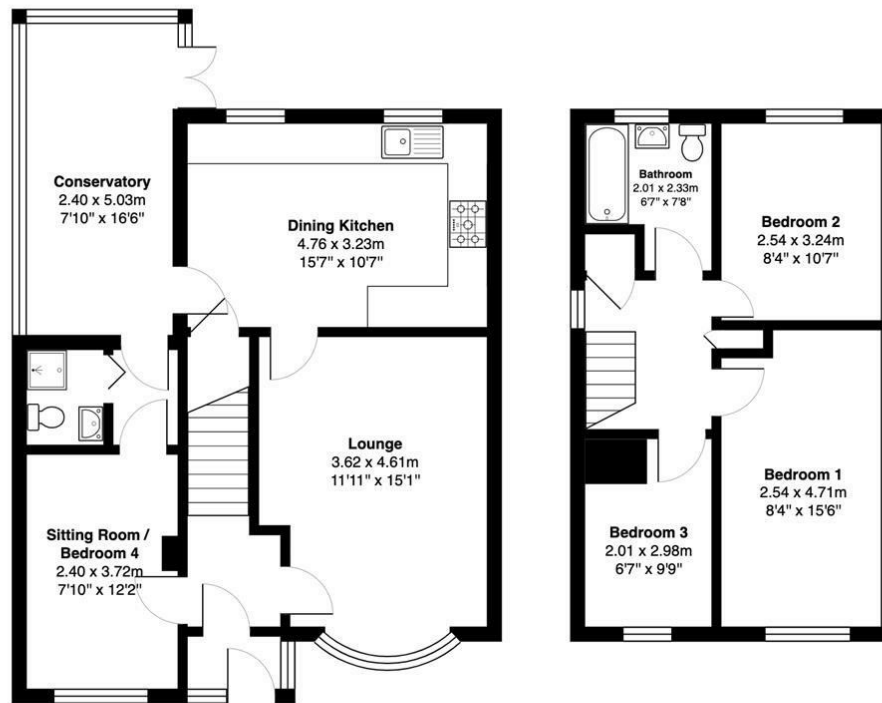
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



Total Area: 104.6 m<sup>2</sup> ... 1126 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



