



74 Langley Road, Wolverhampton, Staffordshire, WV3 7LH

BERRIMAN
EATON

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Langley Road is a large detached family home occupying a generous plot with off road parking to the front and further access to the rear where further parking can be utilised, the garage has been converted to a bar/recreational room but could easily be converted back and the garden is enclosed and private.

(WOMBOURNE OFFICE) EPC: tbc

LOCATION

Langley Road is ideally located for all local amenities within Merry Hill together with further extensive facilities afforded within convenient travelling distance of Wolverhampton City Centre. A wide range of schooling can be found both independent and maintained. There is easy access to neighbouring localities of Tettenhall, Finchfield, Wombourne and Penn with regular bus routes into the City at the end of the road.

DESCRIPTION

Langley Road is a large detached family home occupying a generous plot with off road parking to the front and further access to the rear where further parking can be utilised, the garage has been converted to a bar/recreational room but could easily be converted back and the garden is enclosed and private. A right of vehicular access is granted for the neighbours to access their rear garden. The internal accommodation briefly comprises living room, downstairs cloakroom/utility, open plan kitchen and dining area, separate study/recreational room to the ground floor. To the first floor there are en-suites to the two main bedrooms, two further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door with opaque leaded decorative inserts and matching side panel. There is a double glazed opaque window to the side elevation, cupboard housing meters, radiator, original oak flooring, decorative exposed brickwork, storage cupboard with hanging rail and tiled floor and the staircase rises to the first floor landing with wooden bannisters. The LOUNGE has a marble effect feature fireplace with an inset electric fire, radiator, wall light points and a double glazed bay window with stained glass top panels to the front elevation. The open plan KITCHEN & DINING ROOM – the dining area has an open fireplace with marble surround, laminate flooring, radiator, coved ceiling and a double glazed window to the front elevation with stained glass top panels. The kitchen is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated double oven and microwave, 4 ring gas hob with fitted extractor, integrated dishwasher, space for fridge and freezer, central island with breakfast bar, tiled floor, radiator, spotlights and bi-fold doors leading onto the rear garden. The downstairs CLOAKROOM has low level W.C., vanity wash hand basin, wall and floor tiling and spotlights. The UTILITY AREA has space and plumbing for washing machine, part tiled walls and fitted extractor. The OFFICE/GYM has spotlights, coved ceiling and double glazed windows to the side and rear elevations.

The first floor landing has wooden balustrades and loft access. The PRINCIPAL BEDROOM has double glazed bay window to the front elevation, coved ceiling, radiator, wall light points, wall mounted TV aerial point and double glazed window to the rear elevation. The EN-SUITE has a walk in glazed shower cubicle with waterfall shower head, wash hand basin, low level W.C., illuminated mirror, attractive wall and floor tiling and double glazed window to side elevation. BEDROOM TWO has a range of fitted wardrobes, two radiators, wall light points and two double glazed windows to the rear elevation. The EN-SUITE has glazed shower cubicle, wash hand basin and low level W.C. Tiling to the walls, spotlights and extractor. BEDROOM THREE has coved ceiling, radiator and double glazed window with leaded top panels to the front elevation. BEDROOM FOUR has radiator, coved ceiling and double glazed window with leaded top panels to the front elevation. The FAMILY BATHROOM has a contemporary white suite comprising bath with tiled splashbacks, glazed tiled shower cubicle, wash hand basin, low level W.C., chrome heated ladder towel rail, spotlights and extractor.

OUTSIDE

There is a block paved driveway to the front of the property providing off road parking for several vehicles. To the left of the property is a part tarmac driveway giving access to the rear where there is a former GARAGE with elevating door which has been converted into a BAR AREA with double glazed door and window. The neighbouring property has a right of access over to park their vehicles to the rear of their relevant property. There is a laurel hedge border and side gated access into the rear garden. The rear garden has a patio area, lawn area, planted and gravelled borders, hardstanding for two sheds and a greenhouse and is enclosed by a fence.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND E – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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01746 766499

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Worcestershire Office

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Offers Around
£450,000

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.



**74 LANGLEY ROAD
LOWER PENN**

HOUSE: 162.6sq.m. 1750sq.ft.
 GARAGE/BAR AREA: 17.3sq.m. 187sq.ft.
TOTAL: 179.9sq.m. 1937sq.ft.

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



