



41 Hordern Road, Whitmore Reans, Wolverhampton, WV6 0HF

BERRIMAN
EATON

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A well located semi-detached Victorian villa which is within easy reach of local facilities, the City Centre and the University

LOCATION

Hordern Road an established residential address which benefits from easy access to a wide range of facilities available on Hordern Road itself, Newbridge and Tettenhall. There is easy access to the City Centre and the University is nearby.

DESCRIPTION

41 Hordern Road is a substantial, period semi-detached home with rooms of excellent proportions over both ground and first floors. A new central heating boiler was installed in 2007 and the house has now been well maintained over the years.

ACCOMMODATION

An open PORCH has a panelled front door with inset fan light which opens into the HALL with dado rail and ceiling cornice. There is a SITTING ROOM with a window to the front, fitted wall mounted gas fire and ceiling cornice. The DINING ROOM has a rear window, picture rail, ceiling cornice, a living flame coal effect gas fire with marble hearth and slips and carved Adams style surround together with a walk in understairs store with a wall mounted gas fired central heating boiler. The KITCHEN has a full range of wall and base mounted cupboards, two stainless steel sink and drainers, space for an electric cooker, plumbing for a washing machine, plumbing for a dishwasher, a side window, coved ceiling and a door to the REAR LOBBY with a door to the garden, store cupboard and a door to the BATHROOM with a fitted suite with a panelled bath, separate fully tiled shower, WC and wash basin, part tiled walls and a side window.

A staircase from the hall rises to the galleried first floor landing with a side window and a linen cupboard with slatted shelf. BEDROOM ONE is a large double room in size with two windows to the front and a pedestal wash basin with tiled splash back. BEDROOM TWO is a good double room in size with a window overlooking the rear garden and coved ceiling and BEDROOM THREE is also a double room in size with a light corner aspect with windows to both the side and rear and a pedestal wash basin with tiled splash back. There is a separate CLOAKROOM with WC, pedestal basin with tiled splash back together with a side window.

NB it would be possible to reconfigure the first floor accommodation to convert the principal bedroom into two separate bedrooms to create a four bedroomed property should buyers so wish.

OUTSIDE

41 Hordern Road stands behind a courtyard DRIVEWAY laid in imprinted concrete with side access to the superb REAR GARDEN with an extensive paved patio and terrace and a shaped lawn beyond.

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

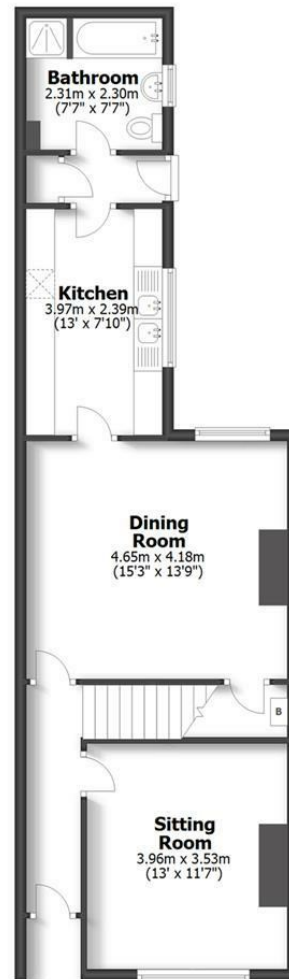
Offers Around
£199,950

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.



41 Hordern Road Whitmore Reans



Ground Floor



First Floor

TOTAL: 115sq.m. 1238sq.ft.

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

