



31 Sedgley Road, Wolverhampton, WV4 5LD

BERRIMAN
EATON

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31 Sedgley Road is a traditionally appointed semi-detached home with ample of road parking and a generous rear garden with views across the fields. The property benefits from gas fired central heating and double glazed windows and no upward chain.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Sedgley Road has a lovely, open aspect and offers convenient travelling to both the Penn Road (A449) and towards Sedgley and Dudley. The property is close to Penn Common and Baggeridge Country Park is within a convenient travelling distance. The property is well placed for schooling with, high rated St Bartholomew's Primary School and Penn Hall School both within walking distance.

DESCRIPTION

31 Sedgley Road is a traditionally appointed semi-detached home with ample of road parking and a generous rear garden with views across the fields. The internal accommodation comprises spacious lounge, open plan kitchen dining room and conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom. The property benefits from gas fired central heating and double glazed windows and no upward chain.

ACCOMMODATION

The enclosed ENTRANCE PORCH is accessed via two uPVC doors into the ENTRANCE HALLWAY through a wooden door with decorative leaded opaque inserts and a leaded single glazed opaque window to the side. The staircase rises to the first floor landing with wooden balustrades. There is a radiator, tiled floor, understairs storage cupboards, one with a double glazed opaque window to the side elevation. The KITCHEN/DINING ROOM has a range of wall and base units with butchers block work surface with Belfast sink, inset oven with 4 ring gas hob and pull out extractor over. Integrated appliances include a dishwasher, washing machine, fridge and freezer. There is a central island with storage beneath, tiled floor, two radiators, double glazed windows to the front and rear elevations, double glazed sliding patio door into the conservatory and double wooden doors with glazed panels lead into the living room. The LIVING ROOM has an Adam style feature fireplace with open fireplace, radiator and a double glazed walk-in bay window to the front elevation with decorative leaded panels. The CONSERVATORY has uPVC double glazed windows on a low brick base and glass roof. There is a radiator and double opening doors leading to the rear garden.

The staircase rises to the first floor LANDING with loft access via pull down ladder and a double glazed window to the side elevation. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with multi headed shower over and glazed side screen, pedestal wash hand basin and low level W.C. There is a large chrome heated ladder towel rail, tiled walls and floor and a double glazed opaque window to the rear elevation. BEDROOM ONE has a range of fitted wardrobes, radiator and a double glazed walk-in bay window to the front elevation. BEDROOM TWO has a range of fitted wardrobes with shelving, a radiator and double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed window to the rear elevation.

OUTSIDE

The property has a Crete print driveway providing off road parking for several vehicles and a raised gravelled foregarden enclosed by a low dwarf wall and hedge to the boundary. The rear garden is a particular feature overlooking fields beyond. There is a full width paved patio, lawn with side planted borders and fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND C – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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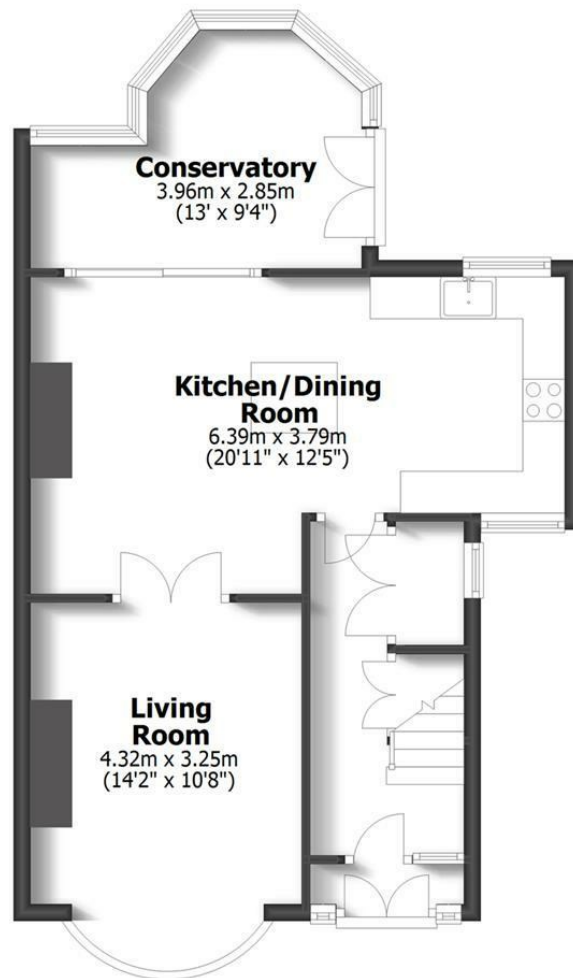
Offers Around
£285,000

EPC: D

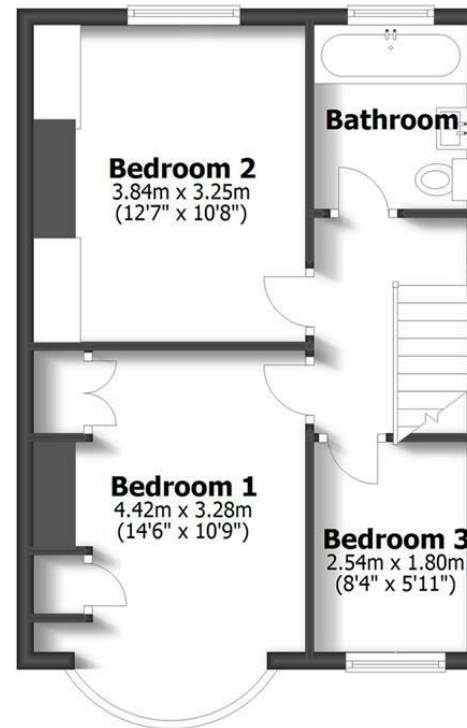
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



31 Sedgley Road Penn Common



Ground Floor



First Floor

TOTAL: 91.2sq.m. 982sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

