



1 Cedar Grove, Bradmore, Wolverhampton, WV3 7EB

BERRIMAN
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A three bedroom detached property presented in very good order and offering surprisingly spacious accommodation.

LOCATION

Cedar Grove is a popular address standing within easy reach of a wide range of local amenities, and also being well served by schooling in both sectors. Bantock Park is within easy reach and regular bus services nearby giving access to the more extensive amenities afforded by Wolverhampton City Centre.

DESCRIPTION

1 Cedar Grove offers spacious accommodation over three floors and comprises dining room, lounge, kitchen, utility and hobbies room to the ground floor, two double bedrooms and family bathroom to the first floor and onto a third double bedroom on the second floor. There is off street parking to the front and a delightful garden to the rear. The property also benefits from double glazing and gas central heating.

ACCOMMODATION

A glazed door opens into the DINING ROOM having a gas fire, coved ceiling, laminate flooring, under stairs storage cupboard and large double glazed walk in bay window to the front. The LOUNGE is of a good size having wiring for mounted wall lights and a built in gas fire. The GARDEN ROOM has wiring for mounted wall lights, double glazed windows and double glazed sliding door to the rear. The KITCHEN comprises a range of wall and base high gloss mounted units with fitted work top and tiled splash back, integrated oven, gas hob, extractor, integrated dishwasher, undercounter space for a fridge freezer, laminate flooring, ceramic sink with drainer. Double glazed window to the rear and door to the UTILITY having space for a washing machine and tumble dryer. GUEST CLOAK ROOM comprising having hand basin, WC and a double glazed window to the rear. Useful Hobbies room with laminate flooring and double glazed window to the front.

Stairs rise from the dining room to the first floor LANDING having double glazed window to front and side and wiring for mounted wall lights. BEDROOM ONE comprises a double room with coved ceiling and double glazed window to rear. BEDROOM TWO is a double room with fitted wardrobes, coved ceiling and double glazed window to the front. The luxurious BATHROOM comprises contemporary suite of free standing bath with separate shower cubicle having rainfall shower and separate shower attachment, hand basin, WC, tiled walls and flooring, a built in airing cupboard housing a wall mounted Worcester Bosch boiler and a double glazed window to side and rear.

A further set of stairs rise to BEDROOM THREE being a double room with storage to the eaves, double glazed window to the front and double glazed skylight to the rear.

OUTSIDE

The property has a blocked paved driveway providing off street parking and gated side access to the REAR GARDEN having shrubbed borders, decking area and a shaped lawn.

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

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available
Mobile – Ofcom checker shows all 4 of the main suppliers have voice and data available inside, all 4 of the main suppliers have enhanced data outside
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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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.



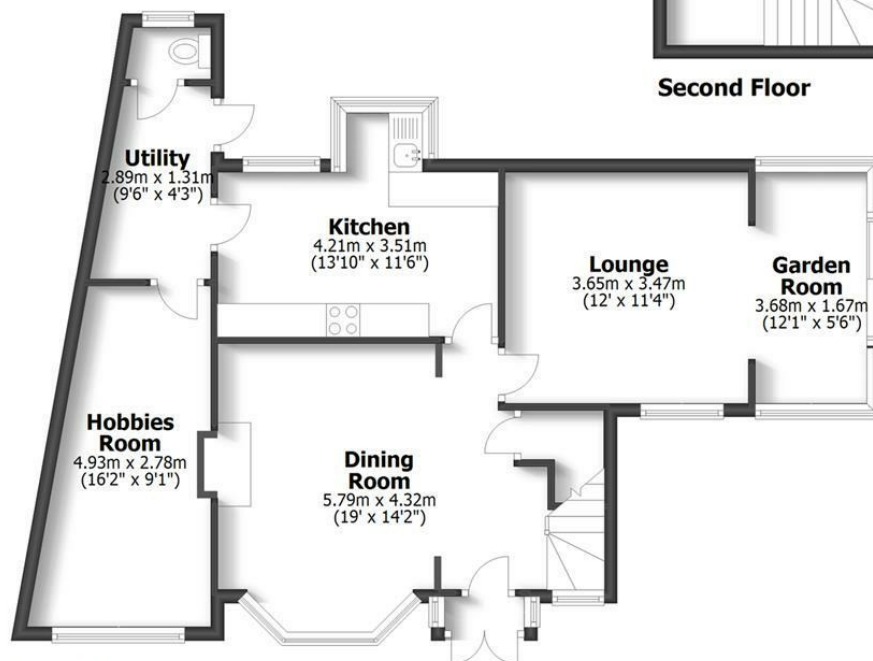
1 Cedar Grove Bradmore



Second Floor

TOTAL: 131.1sq.m. 1412sq.ft.

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



Ground Floor



First Floor

