



71 Mercia Drive, Perton, Wolverhampton, WV6 7NH

BERRIMAN
EATON

71 Mercia Drive, Perton, Wolverhampton, WV6 7NH

A well-appointed three bedroom detached property with low maintenance front and rear gardens and no upward chain

LOCATION

71 Mercia Drive stands in a superb location within Perton which is a highly regarded modern development with a wide variety of facilities available within the shopping precinct including a Sainsbury Superstore and, furthermore, the area is well served by schooling.

The more comprehensive amenities afforded by Wolverhampton City Centre, Codsall and Tettenhall are all within convenient travelling distance and rail services run from Codsall Station with direct connections to Birmingham and beyond.

DESCRIPTION

71 Mercia Drive is a well-appointed three bedroom detached property with modern kitchen and bathroom suites. The property benefits from double glazing, gas central heating, a drive, a garage and a private, low maintenance garden to the rear.

ACCOMMODATION

A composite front door opens into the HALL with wood laminate flooring. The KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash backs, a ceramic sink and drainer, a range of fitted Bosch appliances including a five ring gas hob with extractor fan above and electric oven beneath, space for a fridge freezer, space for a washing machine, integrated dishwasher, a double glazed window to the front, tiled floor, a contemporary radiator and a large understairs store. The RECEPTION ROOM has been extended and has ample space for both seating and dining areas, wiring for wall lights, a double glazed window from the sitting area which overlooks the rear garden, and the dining area has double glazed windows to either side and French doors to the garden.

Stairs from the hall rise to the first floor landing with access to the loft and a double glazed window. BEDROOM ONE is a good size double room with a built in wardrobe and double glazed windows to the rear garden. BEDROOM TWO has double glazed window and a built in cupboard housing the boiler. BEDROOM THREE is a good size with a double glazed window to the rear. The BATHROOM has a P-shaped bath with waterfall head and separate hose, WC, wall mounted vanity unit with wash basin and drawer beneath, tiled floor, tiled walls, integrated ceiling lighting, heated ladder towel rail, a backlit heated Bluetooth mirror and a double glazed window.

OUTSIDE

71 Mercia Drive sits behind a DRIVEWAY laid in brick paviours with a shaped lawn and external water supply. The GARAGE has an up and over door, concrete floor, electric light and power and a double glazed door to the rear garden.

There is gated side access from the drive to the REAR GARDEN with a large, decked seating area, shaped lawn with gravelled borders, a shed and fencing which has been replaced in the last three years.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND C – South Staffordshire 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 the four main providers cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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
£289,950

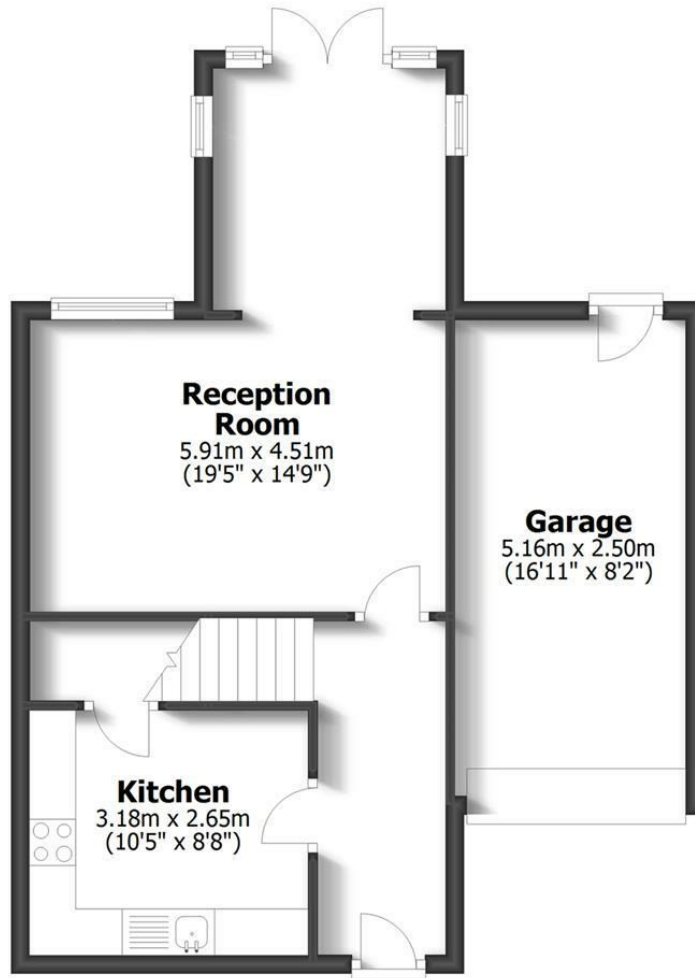
EPC: C

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.

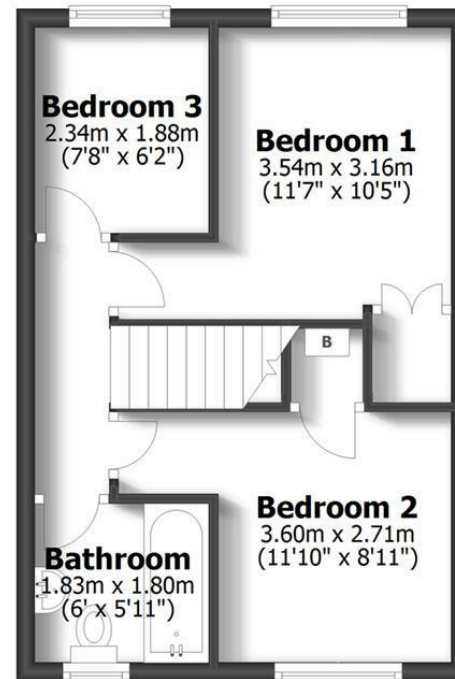


71 Mercia Drive
Perton

HOUSE: 69.3sq.m. 746sq.ft.
 GARAGE: 12.9sq.m. 139sq.ft.
TOTAL: 82.2sq.m. 885sq.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

