



5 Mayswood Drive, Wightwick, Wolverhampton, WV6 8EF

BERRIMAN
EATON

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A beautifully situated, detached family home standing at the head of a small and exclusive Wightwick cul-de-sac lying just off Tinacre Hill and which has the benefit of an unusually large plot with grounds extending to almost a quarter of an acre in total

LOCATION

Mayswood Drive is a small cul-de-sac of just nine houses which lies off the prestigious Tinacre Hill in an exceptionally sought-after Wolverhampton location. The wide range of local amenities afforded by Tettenhall Village, Tettenhall Wood and Compton, including a Local Sainsburys Store, are within easy reach and there is convenient travelling to the City Centre. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

5 Mayswood Drive is an attractive, detached property providing well proportioned living accommodation over both ground and first floors which has been very well maintained over the years.

There are three reception rooms to the ground floor, providing versatility of use, coupled with ample bedroom provision to the upper storey. The property benefits from double glazed windows and gas fired central heating.

One of the principal attractions of the house is the superb plot within which it stands which is of an unusual size for a property of this type in this location. The gardens extend to the side and rear of the property with a total plot area of almost a quarter of an acre. There is a beautiful, matured National Trust backdrop creating a high degree of privacy and a driveway providing ample parking to the front.

ACCOMMODATION

A composite front door with glazed panels to either side opens into the good size RECEPTION HALL which provides a welcoming entrance to the property with a staircase rising to the first floor and understairs storage cupboards together with a GUEST CLOAKROOM with fitted suite of WC and pedestal basin, part tiled walls, coved ceiling and a side window. The LOUNGE is a well proportioned living room with a double glazed bay window to the front with a feature stone fireplace with living flame coal effect gas fire, coved ceiling and glazed double doors opening into the DINING ROOM with ceiling coving and French doors and windows overlooking the rear garden. There is a SITTING ROOM which has doors to both the lounge and dining room, ceiling coving and French doors and windows to the garden. The KITCHEN has a range of wall and base mounted cupboards with a stainless steel sink, a range of integrated appliances including an electric hob, oven, microwave and dishwasher together with a fridge and freezer, tiled floor, ceiling coving, integrated ceiling lighting, a window overlooking the rear garden, a fitted breakfast table and an adjoining SPICE KITCHEN / LAUNDRY with a four ring gas hob with filtration unit above, wall and base mounted cupboards, a stainless steel sink, plumbing for a washing machine, a wall mounted Vaillant gas fired central heating boiler, tiled floor and an external door to the side.

The first floor landing has a window, access to the roof space, ceiling coving and an airing cupboard with pressurised hot water cylinder and wall shelving. The PRINCIPAL SUITE has a double bedroom with a window overlooking the rear garden, two built in double wardrobes, coved ceiling and an EN-SUITE SHOWER ROOM with a modern, contemporary suite with a shower with waterfall head and separate hose, a Villeroy and Boch basin and WC set within a vanity unit with cupboards, tiled floor and walls, integrated ceiling lighting, a window and a ladder towel rail radiator. BEDROOM TWO is a good double room in size with a window overlooking the rear garden, coved ceiling and a built in wardrobe. BEDROOM THREE is a good room in size with a double glazed window to the front, coved ceiling, a built in wardrobe and fitted wall book and display shelving and BEDROOM FOUR is also a good room in size with a double glazed window overlooking the rear garden and coved ceiling. The HOUSE BATHROOM has a well-appointed, modern suite with a panelled bath with mixer tap with a shower attachment together with a separate fully tiled corner shower with waterfall head and separate hose, a vanity unit with inset wash basin, WC with concealed flush and cupboards, tiled floor and walls, integrated ceiling lighting, a window and a chrome towel rail radiator.

OUTSIDE

5 Mayswood Drive stands in an excellent, corner plot with an extensive DRIVEWAY laid in herringbone pattern brick pavements providing ample off street parking for several cars. There is a DETACHED DOUBLE GARAGE with a remote controlled elevating door, electric light and power, fitted wall shelving and storage cupboards, access to roof space, a rear window and a courtesy door to the garden.

Access from the drive opens onto the wonderful REAR GARDEN which is a particular feature of the residence. There are extensive areas of lawn to the side and rear with a large, paved wrap around entertaining terrace, well stocked beds and borders and a delightful, matured National Trust backdrop created by the grounds of Wightwick Manor.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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 are available

Mobile – Ofcom checker shows the four main providers cover the area outside the property and three of the four cover inside the property.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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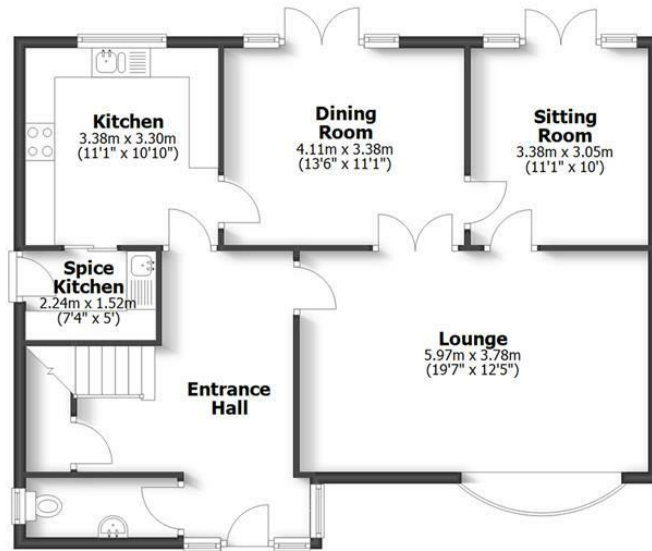
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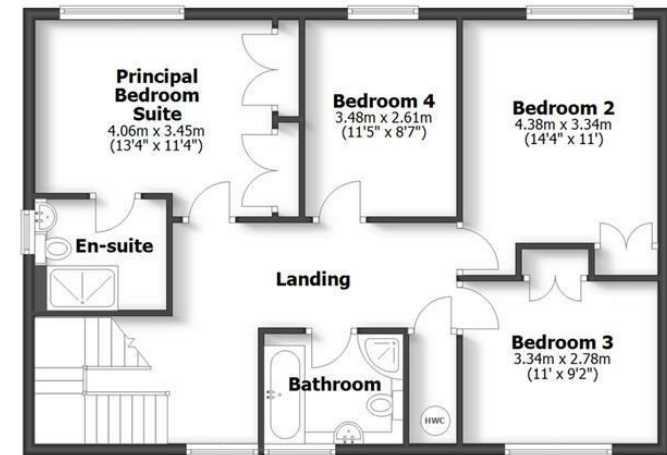
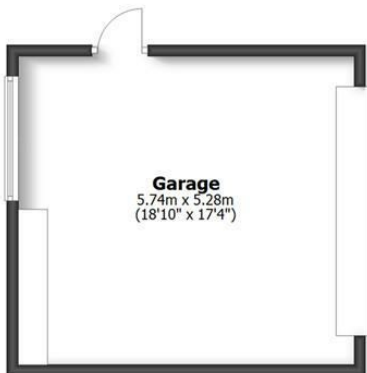
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

5 MAYSWOOD DRIVE
WIGHTWICK



Ground Floor



First Floor

HOUSE: 161.5sq.m. 1738sq.ft.
 GARAGE: 30.3sq.m. 326sq.ft.
TOTAL: 191.8sq.m. 2064sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE





