



25 Bognop Road, Essington, Wolverhampton, WV11 2BA

BERRIMAN
EATON

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A large, three bedroom detached property with ample off street parking, large rooms and no upward chain.

LOCATION

Bognop Road is close to a range of local amenities and facilities available within Essington itself with convenient travelling to Wolverhampton City Centre and Stafford and the highly publicised i54 Business Park. The motorway network is accessible nearby with junction 1 of the M54 providing links to the entire motorway network.

DESCRIPTION

25 Bognop Road has large rooms throughout with a generous flow of accommodation to the ground floor with a large reception room with a conservatory and kitchen off with a separate laundry and three double bedrooms and two bath / shower rooms to the first floor. The property benefits from double glazing, gas central heating, a large drive with two garages and a rear garden. The views to the front of the property are over open farmland.

ACCOMMODATION

A double glazed front door opens into the PORCH with tiled flooring, storage cupboard and a door to the large HALL with tiled flooring, a double glazed window to the side, understairs cupboard, coved ceiling and a GUEST CLOAKROOM with WC, wash basin with vanity cupboards beneath and a double glazed window to the side and tiled flooring. Glazed double doors open into the large, through RECEPTION ROOM with a double glazed bay window to the front with views over local farmland, a formal fireplace, coved ceiling, ample space for both dining and seating and glazed double doors open into the CONSERVATORY with wood laminate flooring, double glazed windows and French doors to three elevations, two roof lights and a radiator making the room usable all year round. The BREAKFAST KITCHEN has a range of gloss fronted wall and base units with roll top working surfaces, tiled splash back and under cupboard lighting. There is a four ring electric hob with extractor fan over and an electric oven beneath, space for a dishwasher, space for a fridge freezer, ample space for dining, tiled floor, a double glazed bay window and a double glazed door to the rear garden and a door to the LAUNDRY with wall and base cupboards, space and plumbing for a washing machine and a tumble dryer with roll top working surface above, a double glazed window and tiled flooring.

An open tread staircase with wooden balustrading rises to the first floor landing with a double glazed window to the front, coved ceiling and a linen cupboard housing the hot water tank and slatted shelving. The PRINCIPAL BEDROOM SUITE has a large, double bedroom with double glazed windows over open farmland, built in wardrobe, coved ceiling and an EN-SUITE BATHROOM with a panelled bath with a handheld shower attachment, WC, pedestal wash basin, tiled floor, tiled walls, heated ladder towel rail, double glazed window, a storage cupboard and a door to a paddle staircase which rises to the loft with electric lighting. BEDROOMS TWO AND THREE are both double in size with double glazed windows overlooking the rear garden, the third bedroom has a built in cupboard. The HOUSE BATHROOM has a Jacuzzi style bath, tiled shower cubicle, wash basin with vanity cupboard and drawers beneath, WC, tiled floor, tiled walls, heated ladder towel rail and a double glazed window.

OUTSIDE

25 Bognop Road sits behind a large DRIVEWAY laid in herringbone brick pavements affording ample off street parking leading to two GARAGES with up and over doors and a doorway to a large STORE / CELLAR. A wide, paved staircase rises to a balcony to the front of the property overlooking the open farmland and the front door.

Gated side access from either side of the property leads to the REAR GARDEN with a hexagonal paved entertaining terrace to the rear of the property with a low rise wall raising up to the flower beds and shaped lawn with fencing to the borders. There is an external water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 and Superfast are 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.

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Offers Around
£425,000

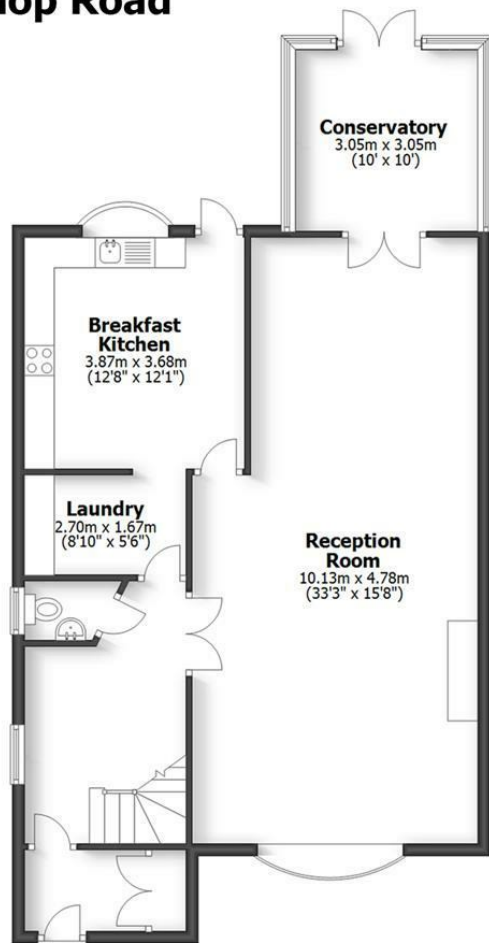
EPC: D

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.

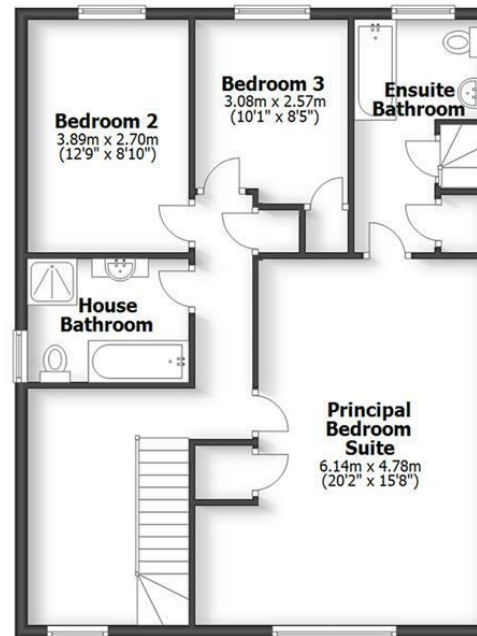


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Essington

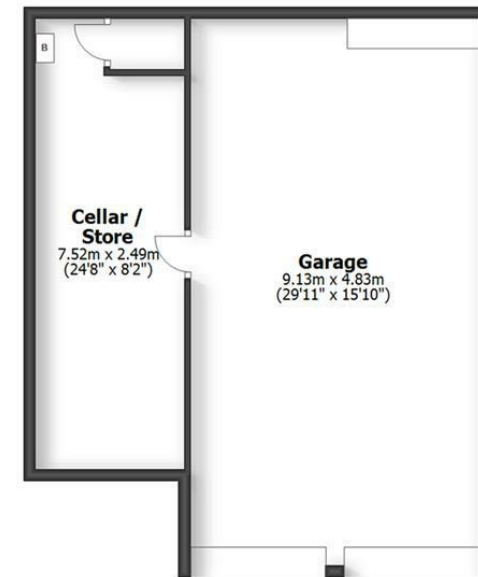
HOUSE: 168.9sq.m. 1815sq.ft.
 GARAGE: 44.1sq.m. 475sq.ft.
 CELLAR STORE: 17.5sq.m 188sq.ft
TOTAL: 230.5sq.m. 2478sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Cellar / Store

