



6 Troon Court, Perton, Wolverhampton, WV6 7YW

BERRIMAN
EATON

6 Troon Court, Perton, Wolverhampton, WV6 7YW

An immaculately presented two bedroom semi-detached property that has undergone a complete refurbishment, including the installation of central heating, by the current vendor

LOCATION

Troon Court is a small cul-de-sac in the "golf course" area of Perton where all the surrounding roads and cul-de-sacs are named after famous golf courses.

The comprehensive local amenities afforded by the Perton Shopping Centre are within easy reach as are the further amenities afforded by Codsall and Tettenhall Village Centres and the City Centre itself.

The area is particularly well served by schooling and communications are excellent with rail services running from Codsall Station, regular bus services running from Perton and the M54 facilitating fast access to Birmingham, Telford and beyond.

DESCRIPTION

6 Troon Court has undergone a comprehensive refurbishment in 2020 including new kitchen and bathroom suites, a central heating system including pipework and radiators, double glazing and front and rear doors, sockets have been fitted with USB and USB C points, new internal doors, an oak and glazed banister and landscaping to the front and rear gardens including fencing to the borders.

ACCOMMODATION

A composite glazed door opens into the LOUNGE with LVT flooring, a double glazed window to the front and a glazed door opens into the BREAKFAST KITCHEN with LVT flooring. There is a contemporary kitchen with cream fronted wall and base units with roll top working surfaces and matching splash back, a ceramic one and a half bowl sink with double glazed window over, a cupboard housing the Worcester Bosch boiler, there are integrated Zanussi appliances including a four ring gas hob with stainless steel splash back and stainless steel filtration unit above and an electric oven, an integrated Bosch dishwasher, space for a washing machine, space for a fridge freezer, integrated ceiling lighting, ample space for dining along with a store / pantry and a double glazed, composite door to the rear garden.

A staircase with glazed and oak banister rises to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good double in size with an over stairs cupboard with retractable hanging rail, two double glazed windows to the front and BEDROOM TWO has a double glazed window to the rear and there is a contemporary bathroom with a P-shaped bath with waterfall head and separate hose over, a wash basin with vanity cupboard beneath, WC, tiled walls, heated ladder towel rail, integrated ceiling lighting and a double glazed window.

OUTSIDE

6 Troon Court sits behind a DRIVEWAY providing ample off street parking with a shaped lawn with a tiled canopy over the step to the front door. There is gated side access to an area to the side of the house which is laid in tarmac and has ample space for the shed. There is a paved patio to the rear of the house with lawn beyond and the garden benefits from an external supply and electrical sockets.

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

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

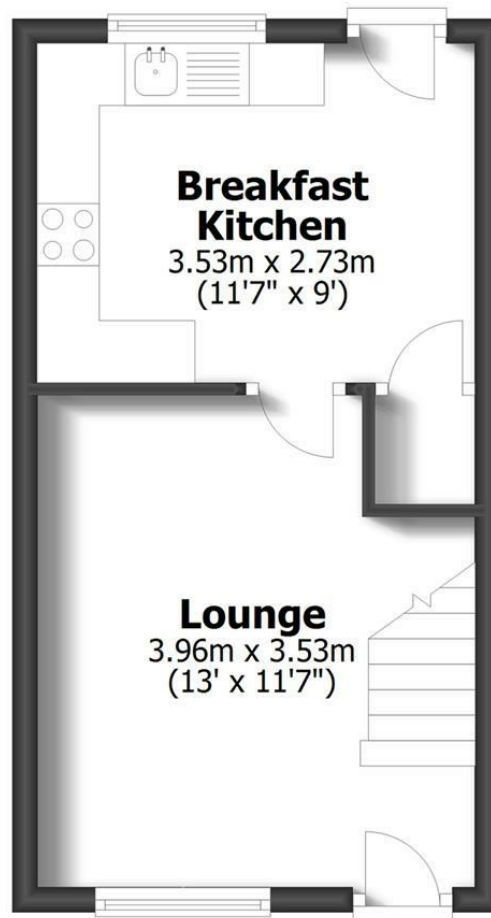
Offers Around
£217,500

EPC: C

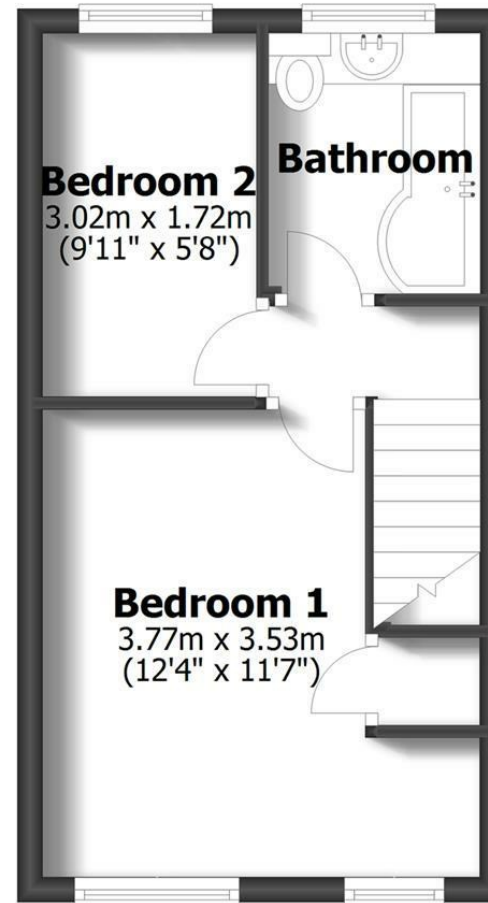
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



6 Troon Court Perton



Ground Floor



First Floor

TOTAL: 48.1sq.m. 518sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

