



9 Myrtle Grove, Bradmore, Wolverhampton, West Midlands, WV3 7NE

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: D

LOCATION

Myrtle Grove is a private cul de sac located just off Coalway Road. The property is close to the shops at Warstones and Merry Hill, and has convenient access into Wolverhampton. There are regular bus routes with a stop situated at the end of the road. The property has pedestrian access to the Park which would be advantageous for dog walkers.

DESCRIPTION

9 Myrtle Grove is a lovely semi-detached family home occupying a generous corner position at the head of the cul de sac with a large gated drive, two adjoining garages and a well established, manicured rear garden, overlooking the park. The internal accommodation briefly comprises open plan living room, dining room, conservatory, breakfast kitchen and cloakroom to the ground floor. To the first floor there are three bedroom and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The enclosed ENTRANCE PORCH has a composite door with decorative opaque inserts, a double glazed leaded window to the side elevation, tiled floor and gives access to the downstairs CLOAKROOM which has a corner basin, low flush W.C., a radiator, fitted shelving and extractor. A further composite door leads through to the ENTRANCE HALLWAY with beam effect ceiling, spotlights, radiator and the staircase rising to the first floor landing. There is a door to the downstairs larder with a double glazed opaque leaded window to the front elevation and fitted shelving. The DINING ROOM has a beam effect ceiling, tiling to the floor, a radiator and double glazed French doors to the conservatory. The DINING KITCHEN is fitted with a range of high quality Shaker style wall and base units with complementary work surfaces and inset single drainer sink unit with mixer tap. There is an integrated double Bosch oven and a four ring gas hob with fitted extractor over. Integrated appliances include a fridge, freezer, dishwasher and washing machine. There is tiling to the floor and part tiling to the walls, spotlights, radiator and double glazed leaded windows to the front and rear elevations. The CONSERVATORY is of brick and double glazed construction with a glass roof and has tiling to the floor, a radiator and French doors leading to the rear garden. The LIVING ROOM has a stone feature fireplace with inset gas log burner, two radiators, spotlights, coved ceiling, a double glazed leaded bay window to the front elevation and double glazed leaded French doors with matching side panels though to the conservatory.

The staircase rises to the first floor LANDING with a large loft access via pull down ladder. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over, low level W.C. and a vanity wash hand basin with fitted storage, shelving and downlighting. There is a radiator, tiling to the walls, spotlights and two double glazed opaque leaded windows to the side elevation. BEDROOM ONE has a range of fitted wardrobes, a radiator, spotlights, wall light points and a double glazed leaded window to the rear elevation. BEDROOM TWO has fitted wardrobes, radiator, spotlights and a double glazed leaded window to the front elevation. BEDROOM THREE has a radiator, coved ceiling, spotlights, a cupboard housing the wall mounted Worcester Bosch central heating boiler and a double glazed leaded window to the side elevation. Bedroom three could be extended above the garages (subject to necessary consents).

OUTSIDE

The property has metal gates leading through to the block paved driveway which provides off road parking for several vehicles and is enclosed by a low dwarf wall with metal railings to the boundary. There is a planted foregarden with shrubs and gravelled borders and access to the GARAGES. The rear garden is a particular feature of the property due to its size and landscaping and has a full width paved patio area, an extensive lawn area with various gravelled paths leading to raised patio areas with wooden pergolas and an ornamental pond. The garden has well stocked planted borders and is enclosed by fencing to the boundary. Outside tap, lighting and power. There is also a Potting Shed which is fitted with a variety of shelving and has single glazed windows, a polycarbonate roof and a wooden door. GARAGE ONE has an elevating wooden door, strip lighting, fitted shelving and a door to the rear garden. GARAGE TWO has an elevating wooden door, strip lighting and a door to the garden.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND C – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

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01746 766499

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Wombourne Office

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Lettings Office

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers Around
£329,950

EPC: D

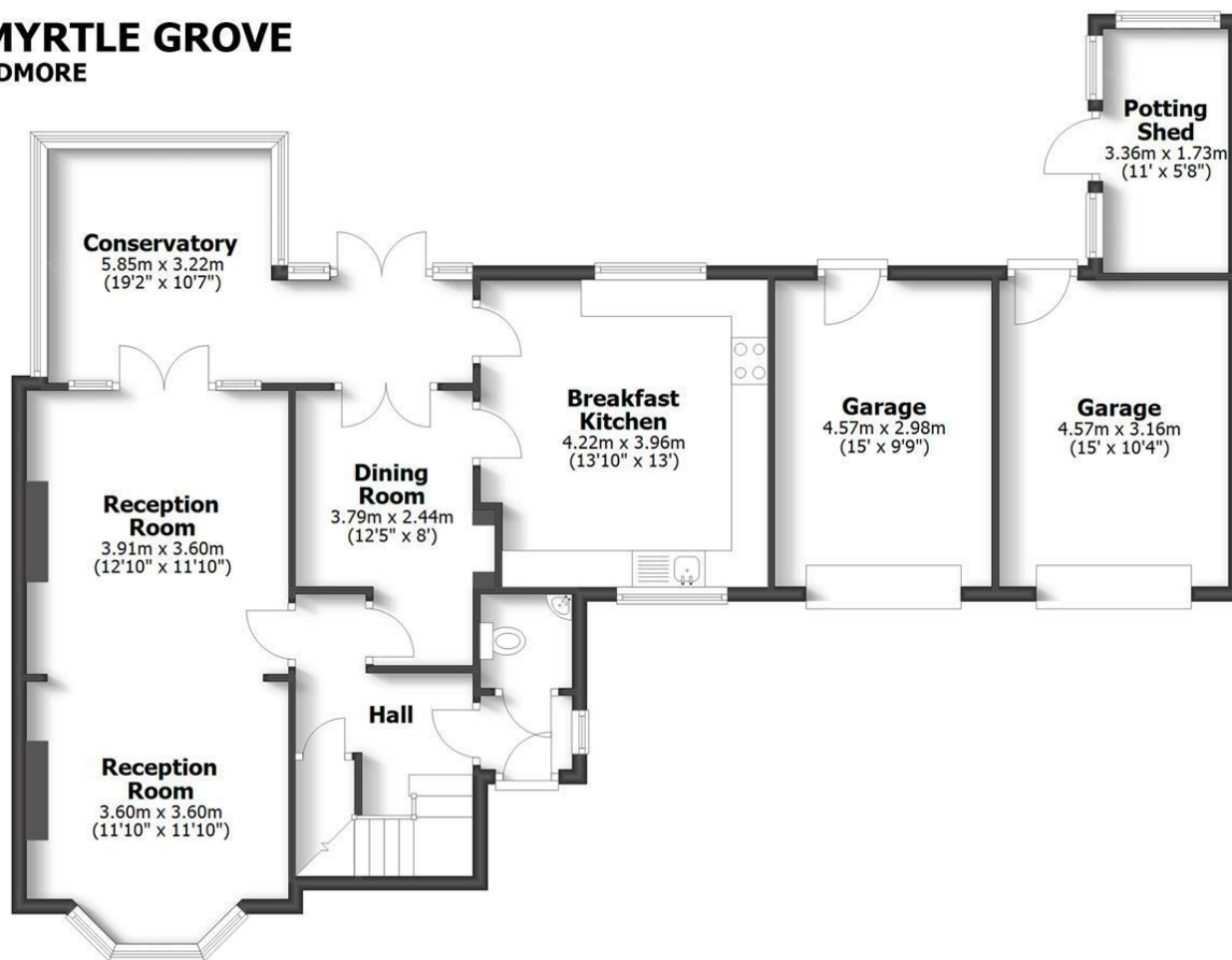
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



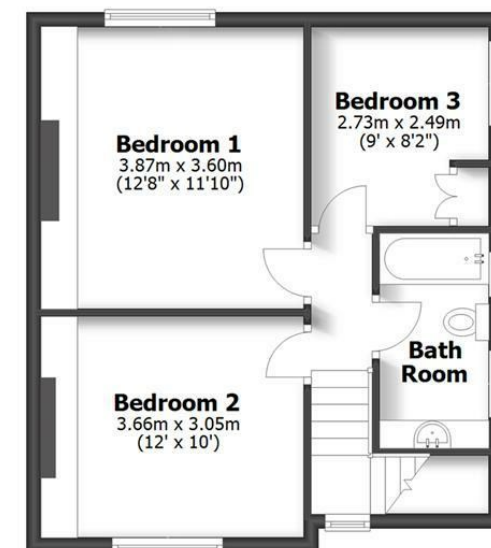
9 MYRTLE GROVE BRADMORE

HOUSE: 120.7sq.m. 1300sq.ft.
 GARAGES/POTTING SHED: 34.5sq.m. 371sq.ft.
TOTAL: 155.2sq.m. 1671sq.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

