



17 Stubbs Road, Wolverhampton, WV3 7DF

BERRIMAN
EATON

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An attractive, detached property in a popular residential location with ample parking, a garage to the rear and a beautiful rear garden.

LOCATION

Stubbs Road stands in a popular and convenient residential situation running between Penn Road (A449) and the island at the top of Birches Barn Road. There is a wide range of shops at Bradmore and the further, more extensive amenities afforded by the City Centre itself are within convenient travelling distance with easy access to the entire West Midlands conurbation via bus, rail and metro links. Furthermore, the area is well served by reputable schooling for all age groups and the open spaces of Bantock Park are a short walk away.

DESCRIPTION

17 Stubbs Road is an attractive, detached property with a large driveway to the front providing ample off street parking and there is a garage to the rear accessed to the side. There is well proportioned accommodation over both floors with an L-shaped lounge and dining room, conservatory, kitchen and laundry to the ground floor along with three double bedrooms and a bathroom to the first floor. The majority of the rooms benefit from ornate plaster work and there is a beautiful, landscaped garden to the rear.

ACCOMMODATION

A tile hung PORCH has a double glazed door with matching side windows opens into the HALL with polished, wooden flooring and a useful understairs cloaks and storage cupboard. There is an L-SHAPED LOUNGE AND DINING ROOM with polished, wooden flooring, a double glazed window to the front, wall lights set in recessed display niches, a gas fire with marble hearth and slips with formal surround. An ornate plaster arch opens into the dining room with a double glazed window to the conservatory. Double glazed French doors open into the CONSERVATORY with double glazed windows, doors and roof, paddle fan light, wiring for wall light, wiring for a wall mounted TV, tiled flooring, and a log burning stove making the room usable all year round. The BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces, stainless steel sink and drainer with a double glazed window overlooking the rear garden, a further double glazed window to the front, space for a range style cooker set in a plastered recess, tiled floor, ample space for dining and a door to the REAR HALL with stable style door to the rear garden, a useful STORE and a UTILITY with plumbing and space for a washing machine and tumble dryer with roll top work surface over, space for a fridge freezer, a wall mounted Worcester Bosch boiler.

Stairs with turned balustrading rise to the first floor landing with two double glazed windows to the front and access to the boarded loft. BEDROOM ONE is a good sized double through room with double glazed windows to the front and rear. BEDROOMS TWO AND THREE are also both double in size with double glazed windows to the front and rear and the HOUSE BATHROOM has a corner bath with telephone handheld shower attachment, shower cubicle with waterfall head and separate hose, pedestal wash basin, WC, integrated ceiling lighting, tiled floor, tiled walls and a double glazed window.

OUTSIDE

The property sits well back from the road behind a large DRIVEWAY affording parking for several vehicles. Double white gates open onto a side access which leads to the GARAGE which has double doors to the rear garden, concrete floor, corrugated roof, electric light and power. There was a garage door to the side which could be replaced should buyers wish to use the garage for a vehicle.

There is gated side access to the beautiful REAR GARDEN which has a range of seating areas with shaped lawns split into two by a wooden gate with planted and flowering borders and a greenhouse and the garden benefits from external lighting and a cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and 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

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£375,000

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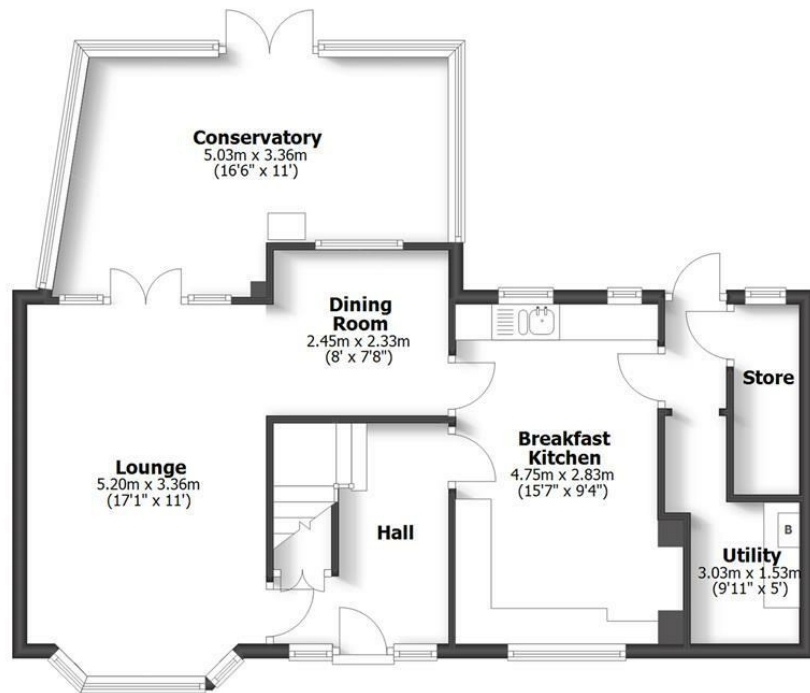
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



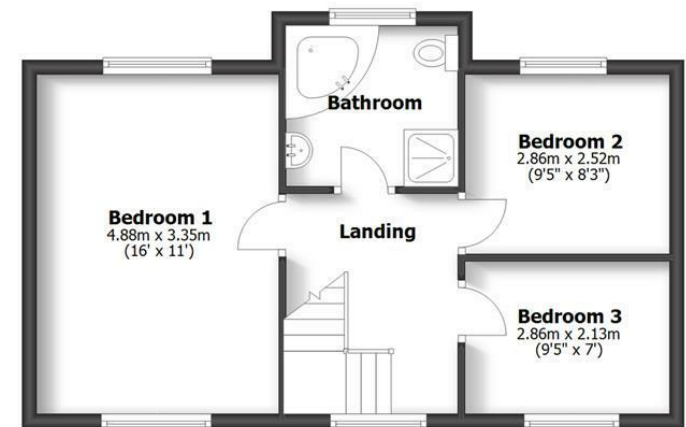
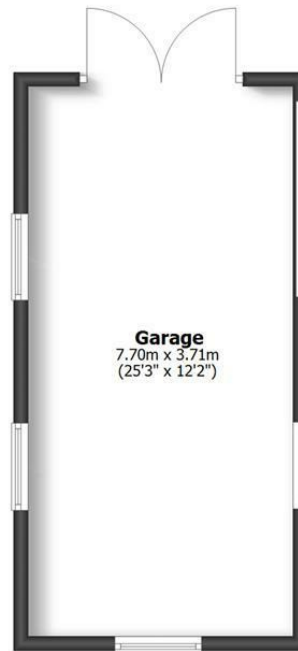
**17 STUBBS ROAD
PENN**

HOUSE: 114.8sq.m. 1236sq.ft.
 GARAGE: 28.5sq.m. 307sq.ft.
TOTAL: 143.3sq.m. 1543sq.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

