



18 Quail Green, Wightwick, Wolverhampton, WV6 8DF

BERRIMAN
EATON

18 Quail Green, Wightwick, Wolverhampton, WV6 8DF

18 Quail Green is a well-planned property which has rooms of generous proportions. The front and rear gardens have been beautifully looked after and there is ample parking and a garage.

LOCATION

Quail Green is an established development within the heart of Wightwick which is one of the area's most prestigious addresses. There is a comprehensive array of local amenities and facilities available within Tettenhall, Tettenhall Wood, and the Compton shopping centre together with easy travelling to Perton and the City Centre itself and the area is well served by schooling in both sectors.

DESCRIPTION

18 Quail Green has generous rooms over both ground and first floors. There is a fourth reception room to the ground floor which could be used for a number of different purposes including spice kitchen, gym or playroom. The property benefits from gas central heating, ample parking to the front, a garage and double glazing. Whilst the property has been well looked after by the current owners, it would now benefit from a scheme of modernisation affording buyers to make this family home "their own".

ACCOMMODATION

Patio doors open into the PORCH with tiled floor and a studded door opens into the hall with coved ceiling, understairs store and a GUEST CLOAKROOM with vanity unit with WC, wash basin and cupboards, tiled floor, part tiled walls, coat hooks and a window. There is a through LOUNGE with a double glazed bay window to the front, wiring for wall lights, coved ceiling a gas fire set in a York Stone surround and double glazed patio doors open into the CONSERVATORY with double glazed windows and doors to three elevations, tiled floor and a paddle fan light. Glazed doors from the hall open into the DINING ROOM with a double glazed window to the rear and coved ceiling. There is a SITTING ROOM with coved ceiling, a double glazed window to the front and serving hatch to the DINING KITCHEN which has a range of wall and base units, roll top working surfaces with tiled splash back, integrated Bosch dishwasher, integrated fridge, space for an electric cooker with filtration unit above, a sink and drainer with a double glazed window over, ample space for dining and a glazed door to the LAUNDRY with coordinating units to those in the kitchen, plumbing for a washing machine, tiled floor, a double glazed window to the rear and a wall mounted Worcester Bosch boiler. A door opens into the WORKROOM with a door to the rear garden, atrium roof light, an internal door to the garage and a door to the driveway. This room could be used for a number of different purposes including a study, gym, spice kitchen or playroom.

Stairs from the hall rise to the first floor landing with a linen cupboard, wiring for wall lights, coved ceiling and access to the loft via a drop down ladder. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a double glazed window to the front, a range of fitted furniture and an EN-SUITE SHOWER ROOM with a double shower with waterfall head and separate hose, vanity unit with wash basin, cupboards and WC, tiled floor and walls, heated ladder towel rail and a double glazed window. BEDROOM TWO is a double room in size with built in furniture and a double glazed window to the front. BEDROOM THREE is also a good size room with a double glazed window to the front and a built in wardrobe. BEDROOM FOUR is also double in size and is currently being used as an office with a double glazed window to the front, eaves storage and a built in wardrobe. The HOUSE SHOWER ROOM has a double shower with waterfall head and separate hose, a vanity unit with wash basin, WC, and ample cupboards, tiled floor and walls, integrated ceiling lighting, heated ladder towel rail and a double glazed window.

OUTSIDE

18 Quail Green sits behind a large DRIVEWAY laid in brick herringbone affording off road parking for several vehicles with a shaped lawn to one side with beautiful, stocked beds and borders. There is a GARAGE with an up and over door, electric light and power and an internal door to the study.

There is a BEAUTIFUL REAR GARDEN with a split level entertainment patio to the rear with shaped lawn beyond with colourful, flowering shrubs to the borders. The property benefits from a greenhouse, external lighting and an external cold water supply

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

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Offers Around
£525,000

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.



**18 QUAIL GREEN
WIGHTWICK**

HOUSE: 198.9sq.m. 2141sq.ft.
 GARAGE: 25.6sq.m. 276sq.ft.
TOTAL: 224.5sq.m. 2417sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



