



11 Swallowdale, Wightwick, Wolverhampton, WV6 8DT

BERRIMAN  
EATON

# 11 Swallowdale, Wightwick, Wolverhampton, WV6 8DT

A stylish family home providing extensive accommodation with a particularly fine living kitchen, all standing in an exclusive Wightwick cul-de-sac.

## LOCATION

Swallowdale lies 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

11 Swallowdale is an attractive family home with a Georgian influenced and balanced front elevation which stands well back from the road.

The house was extended some years ago to enhance the scope of accommodation provided and now provides a comfortable family environment which is ideal for contemporary lifestyles.

There are rooms of excellent proportions to both ground and first floors with the focal point of the ground floor space being the outstanding living kitchen which provides a comfortable everyday living space.

The house has been well maintained over the years and benefits from kitchen and bathroom suites of quality, double glazing and gas fired central with a new boiler having been fitted in 2020.

## ACCOMMODATION

A front door with glazed panels to either side opens into the HALL with a useful cloaks and storage cupboard and a GUEST CLOAKROOM with a WC and vanity basin with cupboard beneath and a chrome towel rail radiator. There is a STUDY with a front window and a well proportioned LOUNGE with a light, through aspect with a window to the front and French doors and windows to the rear garden, wiring for a wall light and a Minster stone style fireplace with electric fire and wiring for a wall mounted TV above. The LIVING KITCHEN is an outstanding area with ample space for seating and dining together with a well appointed kitchen area with an extensive range of wall and base mounted cupboards with a coordinating centre island with breakfast bar and sink, a range of integrated appliances including a five ring gas hob with filtration unit above and built under double electric oven, a dishwasher, a fridge and freezer, a dresser style display unit with downlit display shelving and butchers block effect working surfaces. There is wiring for a wall mounted TV and a light corner aspect with side and rear windows overlooking the garden. There is a SITTING ROOM / OFFICE with an external door, window internal door to the garage and plumbing for a washing machine.

A staircase with turned balustrading rises from the hall to the galleried first floor landing with a window to the front, a linen cupboard and access to the roof space. The PRINCIPAL SUITE has an impressively large bedroom with two windows overlooking the rear garden, ample fitted wardrobes, wiring for wall lights and for a wall mounted TV and an EN-SUITE SHOWER ROOM with a contemporary suite with a fully tiled shower with rainfall head and separate hose, wall hung vanity unit with wash basin with drawers beneath, coordinating wall hung storage unit and a WC, part tiled walls, a window, access to the roof space and a chrome towel rail radiator. There are THREE FURTHER GOOD SIZE BEDROOMS, two of which have fitted wardrobes and a BATHROOM with a well appointed suite with a panelled bath with mixer tap with shower attachment, pedestal basin and WC, part tiled walls and a window.

## OUTSIDE

11 Swallowdale stands behind a DRIVEWAY laid in tarmac with brick paviour edging which provides ample off street parking and there is a shaped front lawn. The GARAGE is tandem in length with electric roller shutter door, wall mounted Worcester Bosch central heating boiler, fitted shelving and an internal door to the office.

There is gated side access to the excellent REAR GARDEN with a paved side terrace, a further paved patio and a shaped rear lawn with borders, a play area laid in bark chippings and a matured green backdrop.

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 / 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](http://www.berrimaneaton.co.uk)

Offers Around  
£605,000

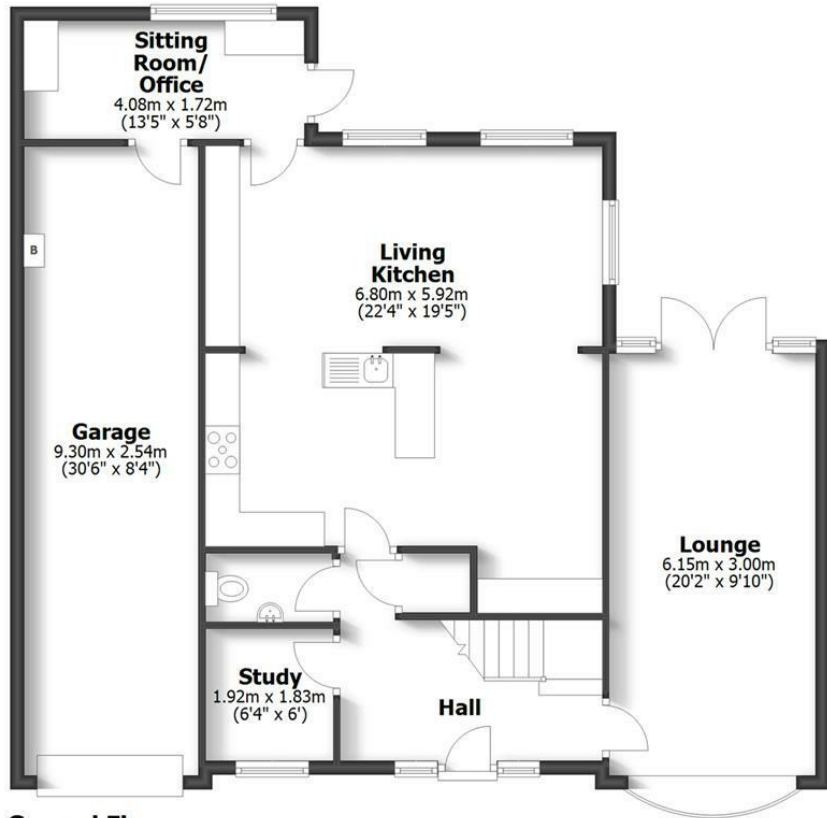
EPC:

**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.

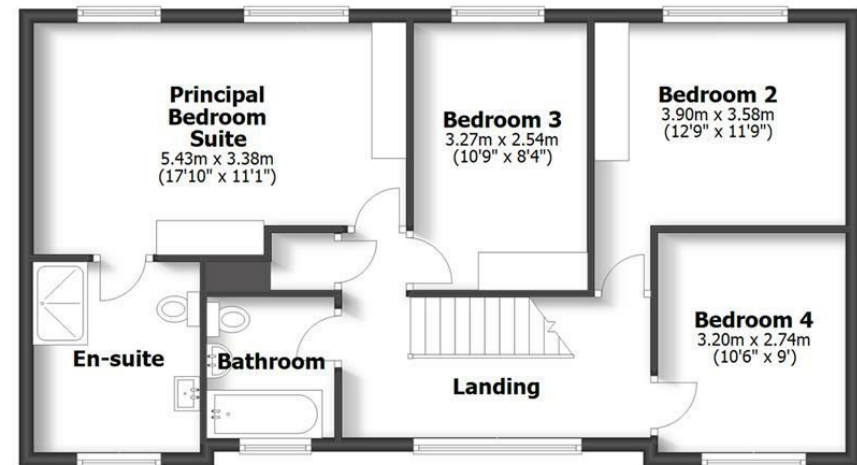


**11 SWALLOWDALE  
WIGHTWICK**

HOUSE: 150.2sq.m. 1617sq.ft.  
 GARAGE: 23.6sq.m. 254sq.ft.  
**TOTAL: 173.8sq.m. 1871sq.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**

