



39 Mercia Drive, Perton, Wolverhampton, WV6 7NE

BERRIMAN
EATON

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A superbly located and appointed three bedroom semi-detached residence

LOCATION

39 Mercia Drive stands in a superb location within Perton which is a highly regarded modern development with a wide variety of facilities available within the shopping precinct including a Sainsbury Superstore and, furthermore, the area is well served by schooling.

The further, more comprehensive amenities afforded by Wolverhampton City Centre, Codsall and Tettenhall are all within convenient travelling distance and rail services run from Codsall Station with direct connections to Birmingham.

DESCRIPTION

39 Mercia Drive provides well-proportioned accommodation over two storeys, being a fine family residence. Having quality a kitchen suite and spacious living room, three bedrooms and a family bathroom to the first floor, also with off street parking and an enclosed garden to the rear.

The property benefits from double glazing and gas fired central heating.

ACCOMMODATION

A composite door with double glazed windows either side opens into the ENTRANCE HALL having laminate flooring, a coved ceiling and a good size storage cupboard. The LIVING ROOM is of a good size with an electric fire with marble effect hearth and slips, laminate flooring, coved ceiling and dado rails, there is a dining area, double glazed windows and double glazed French doors to the rear. The KITCHEN comprises a comprehensive range of wall and base shaker style units with fitted worktop and tiled splash back, a breakfast bar, ceramic sink unit and drainer, space for a dishwasher, fridge freezer, oven and washer dryer, extractor fan, integrated ceiling lights, a double glazed window to the side, double glazed bay window to the front and a pantry.

Stairs rise to the upstairs LANDING with coved ceiling. The PRINCIPAL BEDROOM is a double room with fitted wardrobes having mirror sliding doors, built in storage cupboard housing a wall mounted central heating boiler, coved ceiling, dado rails and a double glazed window to the front. BEDROOM TWO comprises a double room with a coved ceiling, dado rails and a double-glazed window to the rear. BEDROOM THREE has coved ceiling, dado rails and a double glazed window to the rear. THE BATHROOM has a panelled bath with shower, WC, vanity unit with a cupboard below, tiled walls, a chrome heated towel rail and a double glazed window to the side elevation.

OUTSIDE

The property has a paved driveway providing off street parking, a shaped lawn, there is access to the GARAGE providing ample storage space and gated access to the enclosed REAR GARDEN which is laid to lawn with a paved patio and a gravelled borders.

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

COUNCIL TAX BAND C – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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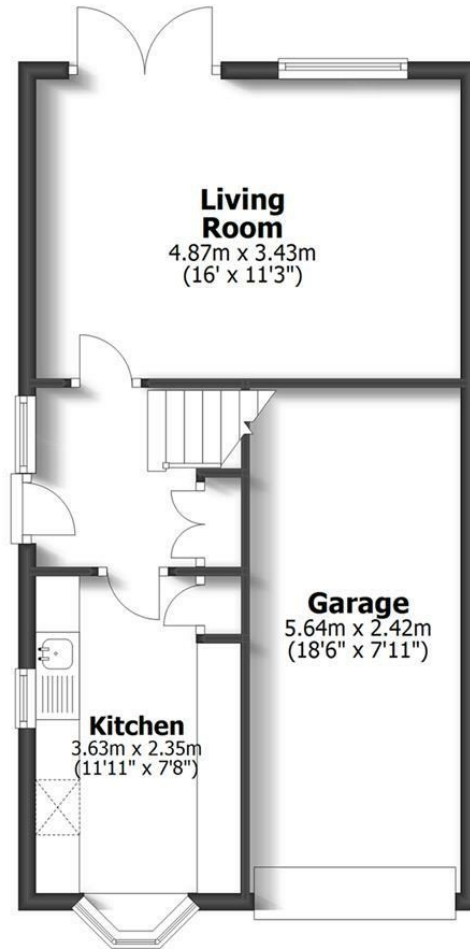
Offers Around
£239,950

EPC: D

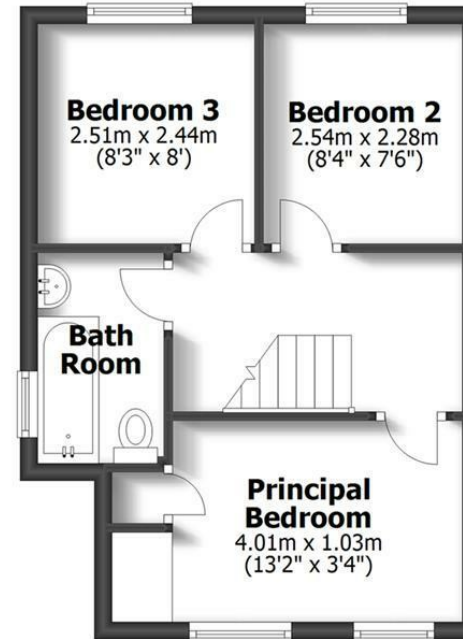
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



39 Mercia Drive
Perton



Ground Floor



First Floor

HOUSE: 62.2sq.m. 670sq.ft.
 GARAGE: 13.6sq.m. 147sq.ft.
TOTAL: 75.8sq.m. 817sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

