



1 Ravensholme, Wightwick, Wolverhampton, WV6 8DX

BERRIMAN
EATON

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A well proportioned single storey residence with an outstanding living kitchen standing in a large corner plot in a sought-after address

LOCATION

Ravensholme is a small cul-de-sac lying off Perton Brook Vale in the heart of Wightwick which has always been considered to be one of the most desirable residential addresses within the area. A wide array of facilities are available locally within Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre and there is easy access to the further, more extensive amenities provided by the City Centre itself.

DESCRIPTION

1 Ravensholme is a substantial bungalow providing well proportioned three bedroom. two bathroom accommodation which has the benefit of a superb living kitchen with a stylish, vaulted extension to the rear.

The property would benefit from works of cosmetic refurbishment throughout affording buyers the opportunity to personalise the residence to their own individual tastes and preferences.

The house stands in an excellent position at the corner of Perton Brook Vale and Ravensholme in a large, corner plot.

ACCOMMODATION

A double glazed door opens into the PORCH with meter cupboard to one side and a glazed door with glazed panel to one side opening into the HALL with a boiler cupboard with wall mounted gas fired Worcester Bosch central heating boiler. The LOUNGE is a well proportioned room with a light, corner aspect with double glazed windows to the front and side, a York Stone fireplace with stone tiled hearth and an open doorway into the SUPERB LIVING KITCHEN. The kitchen area has a well appointed range of wall and base mounted cupboards together with a coordinating centre island with butchers block breakfast bar, a five ring Rangemaster gas hob and space and plumbing for a washing machine. There is a built in Neff electric oven and integrated ceiling lighting. The dining and living area has a vaulted ceiling with double glazed, timber framed windows to two elevations and doors to the garden, two double glazed roof lights, integrated ceiling lighting with the entire room having tiled flooring.

A door from the hall leads to the BATHROOM with a contemporary white suite with a panelled bath with a shower over, WC and vanity unit with wash basin with cupboard beneath, tiled floor, part tiled walls, a double glazed rear window, integrated ceiling lighting and a chrome towel rail radiator.

A door from the hall opens into an INNER HALL with two store cupboards and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a double glazed window to the front and an EN-SUTIE SHOWER ROOM with a modern, white suite with a WC, pedestal wash basin and fully tiled shower, a double glazed window, integrated ceiling lighting, tiled floor and a chrome towel rail radiator. BEDROOM TWO is a double room in size with a double glazed window overlooking the rear garden and BEDROOM THREE is also a good room in size with a double glazed window to the rear, a fitted wardrobe and knee hole dressing table with shelf and cupboards above.

OUTSIDE

1 Ravensholme stands in a superb corner plot with lawns to the front and side and a DRIVEWAY providing ample off street parking. There is a TANDEM GARAGE with a remote controlled roller shutter door and separate courtesy door to the drive, tiled floor, double glazed side window and garden door, electric light and power and a radiator.

There is a delightful GARDEN to the rear with a large, paved patio with a shaped lawn beyond with a paved corner terrace to the rear.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 have limited coverage indoors with all four having likely coverage outdoors.

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
£425,000

EPC: C

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.



1 RAVENSHOLME WIGHTWICK



BUNGALOW: 117.4sq.m. 1264sq.ft.
GARAGE: 32.6sq.m. 351sq.ft.
TOTAL: 150sq.m. 1615sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

