



7a Quail Green, Wightwick, Wolverhampton, WV6 8DF

BERRIMAN
EATON

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A well-proportioned detached property offering spacious accommodation throughout, now requiring a full scheme of modernisation to realise full potential, set in a highly regarded location, the home presents an excellent opportunity for improvement and has significant potential.

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

A spacious detached property set within a generous plot, offering well-proportioned accommodation throughout with two reception rooms, four good size bedrooms and two bath/shower rooms. 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.

ACCOMMODATION

A glazed door opens into the PORCH with windows and a further glazed door into the ENTRANCE HALL having understairs storage cupboard and GUEST CLOAKROOM with WC, wash basin, and window to the front. The SITTING ROOM has a window to the front elevation with secondary glazing. The L- shaped LOUNGE is a superb size with a bay window to the front, window and doors to the rear with secondary glazing, coved ceiling, feature brick fireplace and dining area. The BREAKFAST KITCHEN has wall and base mounted units, sink and drainer, integrated oven, hob, dishwasher, double glazed rear window and a door to the LAUNDRY with space for a washing machine, ceramic sink, double glazed rear window, door to the front and rear.

Stairs rise to the FIRST FLOOR LANDING having loft access and a large built in airing cupboard. The PRINCIPAL SUITE comprises a good size double room, built in wardrobe, double glazed window to the front and ENSUITE with panelled bath and shower over, WC, vanity unit with cupboard and wash basin and window to the rear. There are a further three spacious BEDROOMS with glazed windows. The HOUSE BATHROOM is a generous size with bath, WC, vanity unit with wash basin and window to the rear.

OUTSIDE

The property sits on a generous plot with a spacious DRIVEWAY framed by hedged borders, providing ample off-street parking. A DETACHED GARAGE with side window and rear access door. Gated side access leads to a gravelled courtyard area which wraps around to the private, mature REAR GARDEN having paved terrace, with steps rising to a lawn bordered by a variety of shrubs and hedges.

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 there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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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.



7A QUAIL GREEN WIGHTWICK

HOUSE: 171.2sq.m. 1843sq.ft.
GARAGE: 26.1sq.m. 281sq.ft.
TOTAL: 197.3sq.m. 2124sq.ft.

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



