



51 Sedgley Road, Wolverhampton, WV4 5LD

BERRIMAN  
EATON

# 51 Sedgley Road, Wolverhampton, WV4 5LD

This is a detached family home with a large driveway suitable for parking several vehicles off road and a landscaped rear garden with a timber built summerhouse. The internal accommodation briefly comprises front to rear porch, entrance hallway, kitchen dining room, open plan living room and downstairs shower room to the ground floor. To the first floor there are three generous bedrooms and a modern bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Sedgley Road is a very desirable Road and offers convenient travelling to both the Penn Road (A449) and towards Sedgley and Dudley. Penn Common is a protected area on the border of South Staffordshire. It enjoys many bridle paths and public footpaths with an 18-hole private Golf Course. Within three miles of Wolverhampton City Centre, the property is ideally located for commuting to many of the major centres in the West Midlands including Dudley, Stourbridge and Birmingham. There is a primary school within walking distance and the wider area is well served by schooling in both sectors and for all age groups with St Bartholomew's Primary School within walking distance.

## DESCRIPTION

This is a detached family home with a large driveway suitable for parking several vehicles off road and a landscaped rear garden with a timber built summerhouse. The internal accommodation briefly comprises front to rear porch, entrance hallway, kitchen dining room, open plan living room and downstairs shower room to the ground floor. To the first floor there are three generous bedrooms and a modern bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The PORCH is accessed via a double glazed composite door with a further double glazed door leading to the garden and double glazed windows to the side elevation, tiled floor and wiring for wall lights. The ENTRANCE HALL has a composite double glazed door with opaque inserts and side window, tiled floor and a staircase which rises to the first floor landing. The SHOWER ROOM is fitted with a walk in cubicle with multiheaded shower, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, panelled walls and tiled floor. The KITCHEN/DINING ROOM is fitted with a high quality range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, two double glazed leaded windows to the front elevation. There are a range of integrated appliances including oven, ceramic hob, extractor, microwave, washing machine, tumble dryer, dishwasher, fridge and freezer. There is a wall mounted central heating boiler, tiled floor and radiator. The LIVING ROOM has a wall mounted gas fire, vertical radiator and single glazed opaque window to the side elevation, there is a part vaulted ceiling and double glazed bi-folding doors out onto the rear veranda, spotlights and two further vertical radiators.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed leaded window to the side elevation, wooden balustrades, loft access with a pull down ladder, airing cupboard with fitted shelving. The BATHROOM is fitted with a white suite which comprises P shaped bath with shower over and glazed screen, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, tiling to the walls and flooring, spotlights, and double glazed leaded opaque window to the front elevation. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, radiator and wardrobe. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

To the front of the property, behind a low dwarf wall, there is a generous concrete imprint DRIVEWAY affording off road parking for several vehicles and a fence and wall boundary with a path to the entrance.. The REAR GARDEN has a covered paved patio with a low maintenance astro turf lawn, gravelled borders and fencing to the boundary. There is a path leading down to the shed and the TIMBER SUMMERHOUSE which has double opening doors and glazed windows, power and lighting.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low

## Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

## Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

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

## Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

## Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

Offers In The Region Of  
£400,000

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.



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