



15 Paget Road, Wolverhampton, WV6 0DS

BERRIMAN
EATON

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A semi detached Victorian residence providing well-proportioned and well-presented accommodation of character over three floors with many original, period features, also benefitting from off street parking to the rear.

LOCATION

Paget Road is a highly regarded residential road standing in an easily accessible location which is particularly convenient for schooling with Wolverhampton Grammar School, Wolverhampton Girls High School, St. Jude's Primary School, St Peters and St Edmunds and Wolverhampton College all being within walking distance.

Local amenities are available along the Tettenhall Road and the city centre is nearby with a frequent bus service running along the A41.

DESCRIPTION

The property retains many of its original features, including high ceilings throughout. The accommodation is well balanced, offering two generously proportioned reception rooms, and dining kitchen with an adjoining breakfast room. Upstairs, the first floor comprises four bedrooms and family bathroom together with a large bedroom to the second floor.

Externally, the property benefits from off street parking accessed via a shared driveway and a well maintained rear garden.

ACCOMMODATION

An open PORCH with tiled floor has a glazed and leaded door opening into the HALL with storage cupboard, original Victorian Minton tiled flooring, a GUEST CLOAK ROOM with WC and wash hand basin and a further door opening into the DINING ROOM with ornate coving, ceiling rose, ornamental fireplace with a polished black marble hearth and a double glazed bay window to the front elevation. The SITTING ROOM is a good size with and ornamental fireplace with tiled hearth, picture rail, ceiling rose, ornate coving and a double glazed windows and door to the rear. The BREAKFAST ROOM has tiled flooring, storage cupboard housing an Ideal gas combination boiler, double glazed sash window and open archway to the KITCHEN comprising wall and base mounted units with fitted worktop, integrated oven with hob above, space for a fridge freezer, washing machine and tumble dryer, sink and drainer, tiled flooring, double glazed rear window, roof lights and door to the rear.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING. BEDROOM ONE is a double room in size with a double glazed walk in bay window to the front. BEDROOM THREE is a double room with double glazed sash windows to the rear, ornamental fireplace and ceiling rose. BEDROOM FOUR has a sash window to the rear, coving and ceiling rose and BEDROOM FIVE has a double glazed front window, built in storage cupboard and coved ceiling. The HOUSE BATHROOM comprises a bath with shower over, WC, wash hand basin, tiled walls and flooring and a double glazed sash window to the side elevation.

A door from the first floor landing leads to stairs rising to BEDROOM TWO which is a good size double room with eaves storage, double glazed sash window.

OUTSIDE

15 Paget Road sits behind a screened hedges with a gravelled courtyard and path leading to the front door. There is a shared driveway leading to wooden gates that open onto the PRIVATE PARKING to the rear.

There is gated side access from the shared driveway to the south facing REAR GARDEN having a paved patio area and shaped lawn with hedged borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 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>
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 risk.

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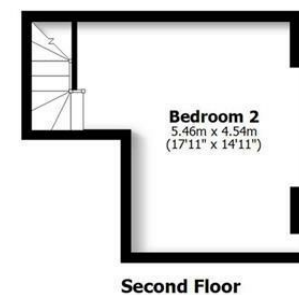
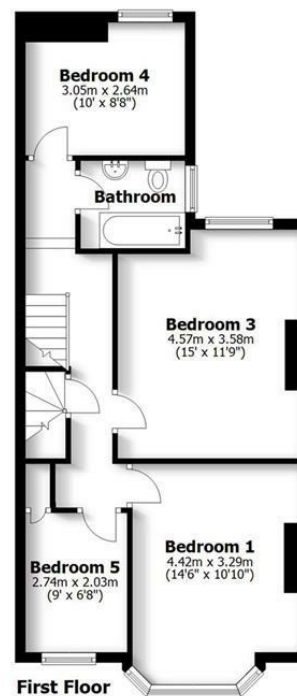
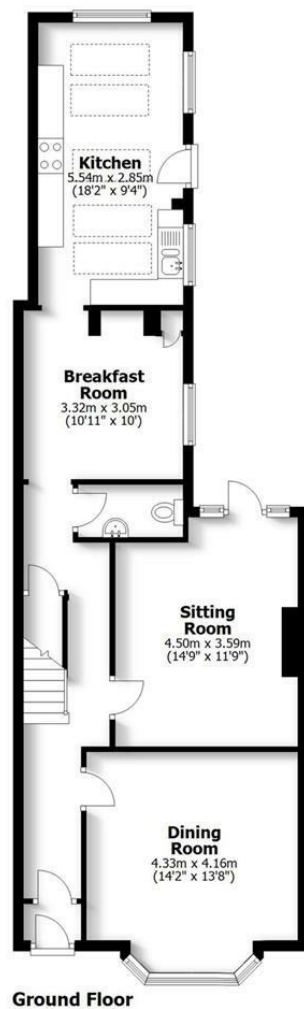
Offers Around
£355,000

EPC: E

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.



15 PAGET ROAD WOLVERHAMPTON



TOTAL: 153.8sq.m. 1656sq.ft.

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

