



56 Claverley Drive, Penn, Wolverhampton, WV4 4QW

BERRIMAN
EATON

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A well-presented and maintained three-bedroom semi-detached property located in a convenient and sought-after area with easy access to local amenities and transport links.

LOCATION

Claverley Drive is an established address standing within easy reach of the wide ranging local facilities available within Warstones and Penn together with easy access to the more extensive amenities afforded by the City Centre.

The area is well served by schooling and is a popular residential district.

DESCRIPTION

A well-presented semi detached property offering spacious accommodation including a reception room, modern kitchen, utility room, three bedrooms and family bathroom also benefitting from off-street parking, garage, delightful rear garden, gas central heating with a new boiler fitted in 2023, and double glazing throughout.

ACCOMMODATION

A composite door opens into the HALL with tiled flooring and a door to the LOUNGE with double glazed bay window to the front with fitted shutters and open archway into the DINING ROOM with double glazed sliding doors to the rear. The KITCHEN has wall and base mounted cupboards with fitted work surfaces, integrated appliances including gas hob with extractor, oven, microwave and dishwasher, space for an American style fridge freezer, double glazed window to the rear and a door to the UTILITY having space for a washing machine and tumble dryer, wall mounted gas central heating boiler, double glazed door and window to the rear and a door into the garage.

Stairs rise to the first floor LANDING with double glazed window to the side. BEDROOM ONE is a double room in size with double glazed window to the front with fitted shutters. BEDROOM TWO is a double room in size with a double glazed rear window with fitted shutters and BEDROOM THREE also has a double glazed front window with fitted shutters. The house BATHROOM has a bath with rainfall shower over, vanity unit with wash basin and drawer beneath, WC, tiled flooring, inset ceiling down lighters and a double glazed window to the rear elevation.

PLEASE NOTE

The property was originally built by the British Iron and Steel Federation (BISF) - it is of none traditional construction. This build type was never designated defective.

OUTSIDE

The property has a low brick wall to boundary, Tarmacadam DRIVEWAY affording off street parking and a shaped lawn. Gated side access opens into the REAR GARDEN having a shaped lawn with gravelled area and stocked beds.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – 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 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 high

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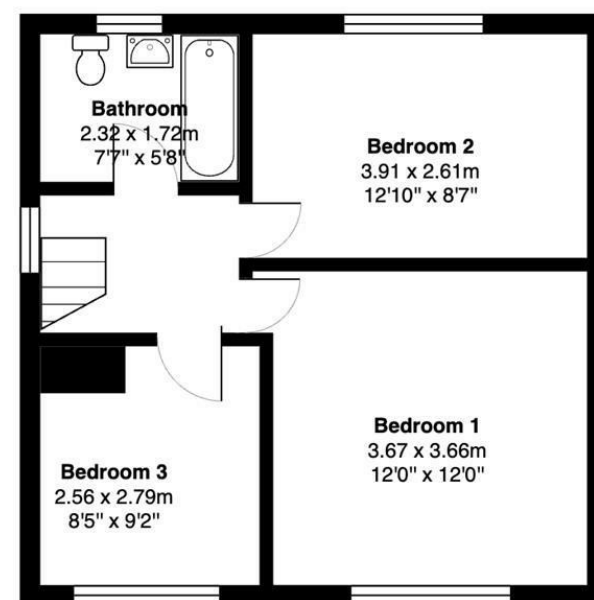
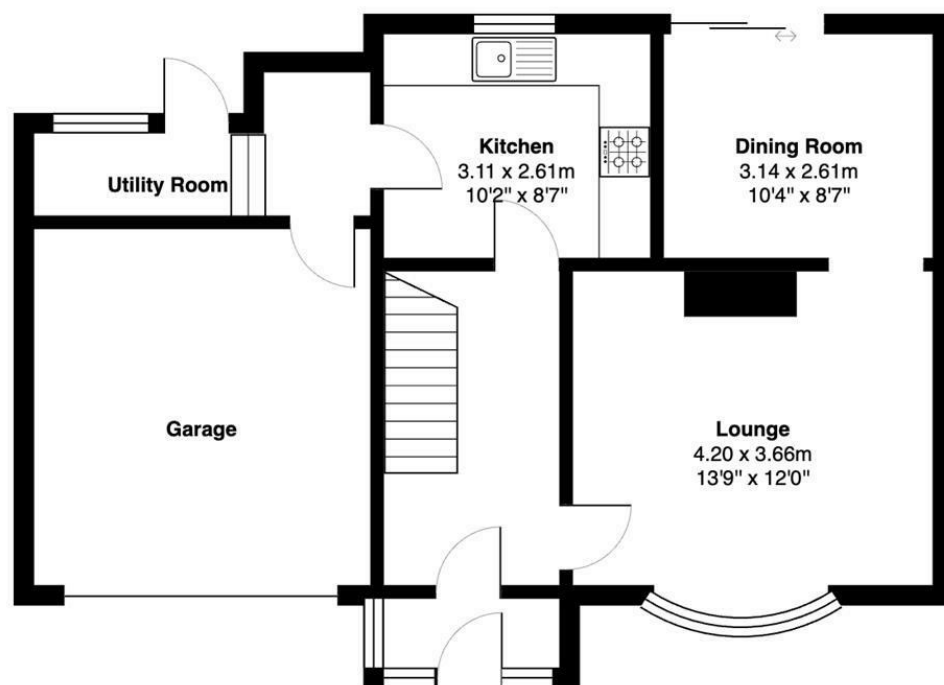
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www.berrimaneaton.co.uk

Offers Around
£250,000

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.



Total Area: 107.2 m² ... 1154 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

