



54 Derwent Road, Palmers Cross, Wolverhampton, WV6 9ES

BERRIMAN  
EATON



# 54 Derwent Road, Palmers Cross, Wolverhampton, WV6 9ES

A well presented three, double bedroom semi detached property  
with a garage in a sought after residential location

## LOCATION

Derwent Road is a highly regarded and much admired address standing in an established residential area within easy reach of a wide range of local facilities with the further amenities of Codsall, Tettenhall and the city centre itself being within easy reach. The area is well served by schooling in both sectors which helps to make the location an ideal family environment.

## DESCRIPTION

54 Derwent Road is an attractive three bedroom semi detached property with rooms of good sizes over both ground and first floors. The ground floor has a through reception room which in turn leads to the conservatory and a good size kitchen. The first floor has three double bedrooms and a bathroom with separate shower.

The property benefits from double glazing and gas fired central heating, a driveway and garage along with a private rear garden.

## ACCOMMODATION

Double glazed double doors open into the PORCH with wooden flooring and a double glazed door opens into the HALL with wood laminate flooring with a useful understairs cloaks and store. There is a through RECEPTION ROOM with a double glazed walk in bay to the front, coved ceiling, ample space for dining, wiring for wall lights, a coal effect gas fire set in a formal surround and double glazed patio doors open into the CONSERVATORY with double glazed windows to three elevations, double glazed doors to the garden, paddle fan light and tiled flooring. The KITCHEN has a range of wall and base units with roll top surfaces, tiled splash back and under counter lighting, space for a range style cooker with a Rangemaster filtration unit above, space for a fridge freezer, integrated microwave and washing machine and space for a dishwasher, there is a sink and drainer with a double glazed window over, tiled floor and a stable style glazed door to the rear garden.

Stairs from the hall rise to the first floor landing with a double glazed window to the front, coved ceiling and access to the boarded loft. BEDROOM ONE is double in size with a range of fitted wardrobes, wiring for wall lights and a double glazed window to the rear. BEDROOM TWO is double in size with a double glazed window to the front and coved ceiling and BEDROOM THREE is a also double with a range of fitted wardrobes, coved ceiling and a double glazed window to the rear. The BATHROOM has a panelled bath, a shower cubicle, pedestal wash basin, WC, tiled walls, integrated ceiling lighting and an obscured window.

## OUTSIDE

54 Derwent Road sits behind a DRIVEWAY laid in brick herringbone with a gravelled border leading to the GARAGE has an electric up and over door, concrete floor, electric light and power and a courtesy door to the REAR GARDEN with a paved patio to the rear, a low rise fence with a picket gate open onto shaped lawn with planted and flowering beds and borders and a raised area of seating

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 and Ultrafast are available  
Mobile data 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>

### Tettenhall Office

01902 747744

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

### Lettings Office

01902 749974

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

### Worcestershire Office

01562 546969

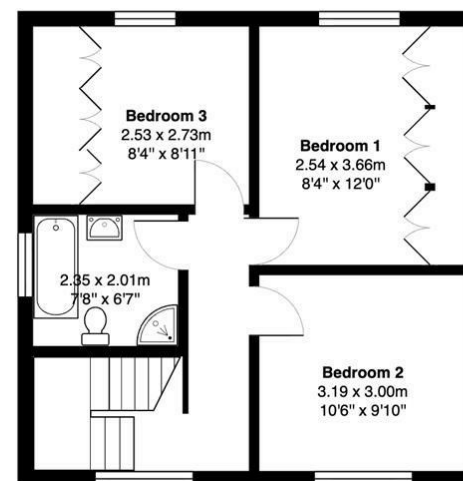
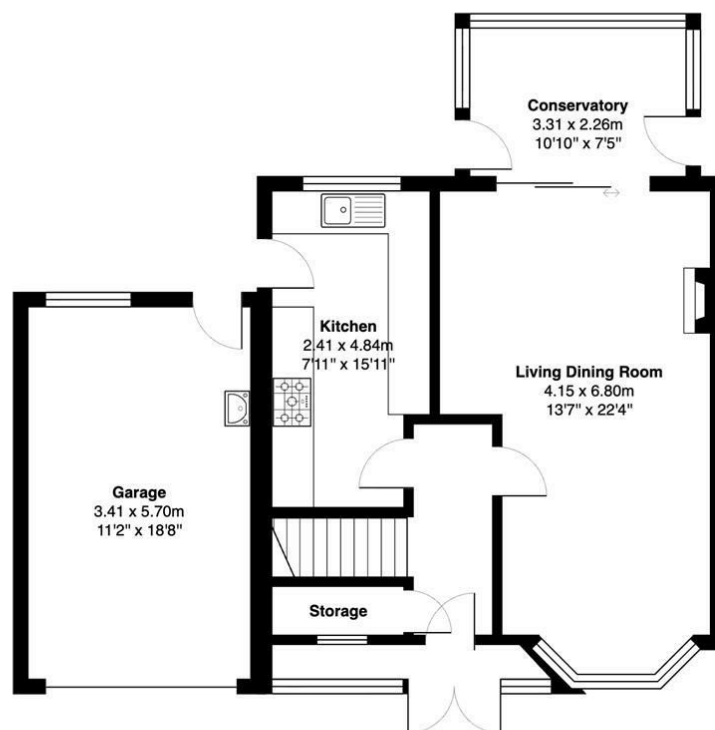
[worcestershires@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

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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.



Total Area: 122.6 m<sup>2</sup> ... 1319 ft<sup>2</sup>

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)



