



31 Blackbrook Way, Fordhouses, Wolverhampton, WV10 8TB

BERRIMAN
EATON

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A beautifully presented three-bedroomed semi-detached home which has been extended to the ground floor to offer spacious, well-proportioned living areas with quality fittings throughout.

LOCATION

31 Blackbrook Way is situated at the end of a cul-de-sac on the North side of Wolverhampton within a close distance of the A449 which gives easy commuter access both into Wolverhampton City Centre and also the motorway network with the M54 being close by and facilities afforded by the M6 within a short distance away. Fordhouses has recently seen a surge in popularity due to the highly publicised i54 site.

DESCRIPTION

31 Blackbrook Way has been much improved and extended by the current owners to provide rooms of generous proportions throughout. The internal accommodation is tastefully presented and briefly comprises a lounge, kitchen/diner and orangery to the ground floor, together with three bedrooms and a well-appointed family bathroom to the first floor. There is a driveway to the front providing off street parking, a garage and a delightful, private rear garden. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

A composite front door opens into the HALL having laminate flooring and a further door into the LOUNGE with a bay window to the front elevation, coved ceiling, fitted units with drawers, wiring for wall mounted lights and a door leading into the stunning KITCHEN/DINER comprising wall and base mounted shaker style units with fitted working surfaces, a coordinating centre island with breakfast bar, further cupboards and drawers, twin Belfast sink, integrated fridge freezer, and dishwasher, a range style cooker with tiled splash back and filtration unit above, inset ceiling downlighters, pantry, rear window, internal window and French doors into the ORANGERY with tiled flooring and bifold doors to the rear.

Stairs rise to the FIRST FLOOR LANDING having built in airing cupboard housing a wall mounted gas boiler, pull down ladder access to the loft and a window to the side elevation. BEDROOM ONE is a double room in size with built in wardrobes and a window to the front. BEDROOM TWO is also a double room with a window to the rear and BEDROOM THREE has a window to the front and fitted wardrobe. The FAMILY BATHROOM comprises a well-appointed suite having a bath with rainfall shower over, pedestal wash basin, WC, tiled walls and a window to the rear

OUTSIDE

The property has a DRIVEWAY to the front providing off street parking and a GARAGE offering ample storage space with electric light and power and an internal door to the kitchen. The REAR GARDEN enjoys a good degree of privacy and is laid to the lawn with a paved patio and a timber framed gazebo providing a superb outdoor seating area.

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>
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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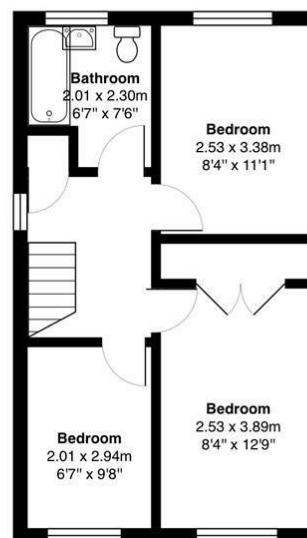
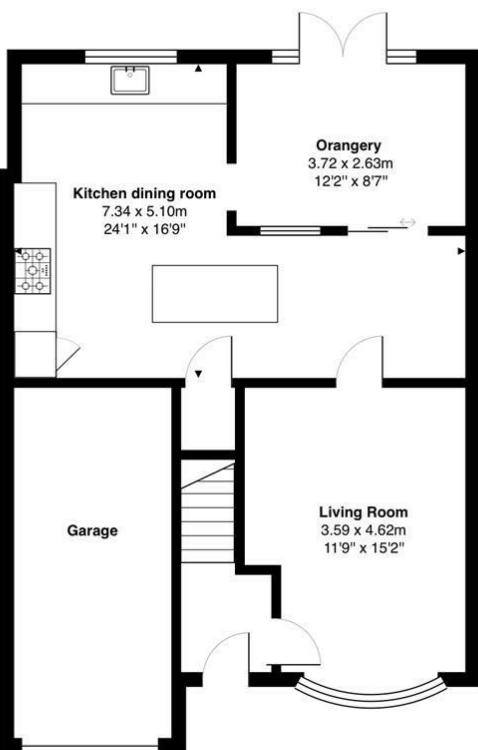
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Offers Around
£309,950

EPC: C

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: 113.8 m² ... 1225 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 JOEWPHOTOGRAPHY.CO.UK)

