



24 Bentley Road, Fordhouses, Wolverhampton, WV10 8DZ

BERRIMAN
EATON

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A well located and well-proportioned semi-detached three bedroom property in need of modernisation to realise full potential.

LOCATION

Bentley Road stands in an established and popular location within easy reach of a wide range of local facilities. The further, more extensive amenities afforded by the city centre are within convenient reach and the area is well served by schooling in both sectors.

DESCRIPTION

The property features a traditional layout with a spacious lounge and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. Although the property is in need of modernisation, it presents an excellent opportunity for buyers to update to their own specifications.

Outside, there is a shaped lawn and paved pathway to the front door together with an enclosed rear garden, the property also benefits from gas central heating.

ACCOMMODATION

A glazed door opens into the HALL with double glazed window to the side elevation. The LOUNGE has a light through aspect with double glazed front window and rear sliding doors, coved ceiling, feature fireplace with gas fire and wiring for mounted wall lights. The KITCHEN comprises base units with fitted working surface, space for an oven and washing machine, stainless steel sink and drainer, dining area, double glazed window to the rear and door to the side passageway.

Stairs rise to the first floor LANDING with a double glazed side window and access to the loft. BEDROOM ONE is a double room in size with coved ceiling, built in wardrobe and double glazed window to the front. BEDROOM TWO is a double room with a built in storage cupboard housing a wall mounted Worcester Bosch boiler and double glazed rear window. BEDROOM THREE is a good size room with coved ceiling, built in storage cupboard and double glazed window to the front. The BATHROOM comprises a panelled bath, pedestal wash basin, WC, part tiled walls and a double glazed rear window.

The property has a shaped lawn to the front and a paved pathway leading to the front door. A glazed door to the side opens into the side passageway having WC, store and a further glazed door opening into the REAR GARDEN which is laid to lawn with paved patio and steps up to the lawn, stocked beds and shrubbed borders.

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, 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 high risk.

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Lettings Office

01902 749974

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Bridgnorth Office

01746 766499

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Wombourne Office

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Offers Around
£195,000

EPC: C

www.berrimaneaton.co.uk

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: 90.1 m² ... 970 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)

