



88 Taunton Avenue, Fordhouses, Wolverhampton, WV10 6PW

BERRIMAN
EATON





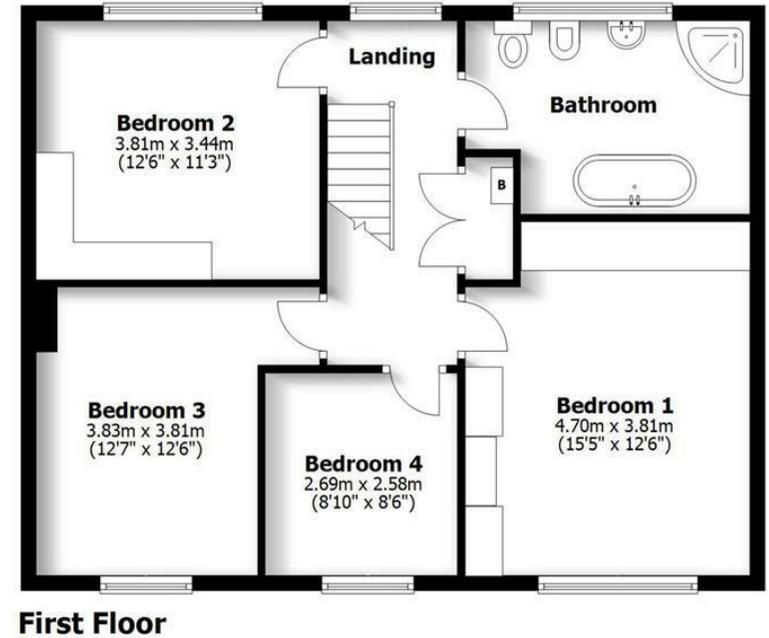
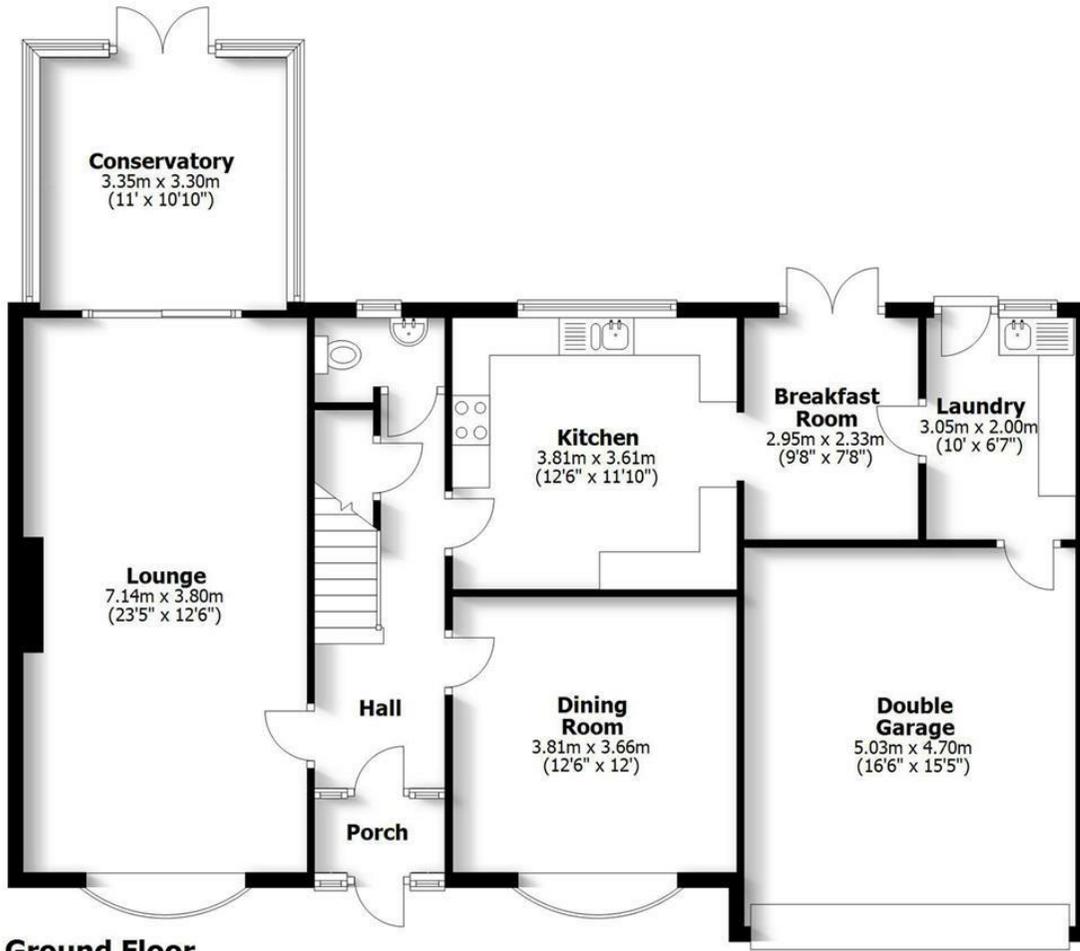
88 Taunton Avenue, Fordhouses, Wolverhampton, WV10 6PW

A well proportioned, four bedroomed detached family home standing in an unusually large plot of just over 0.2 acres in total with a fine garden to the rear and a wide frontage with a dual entrance carriage driveway

88 TAUNTON AVENUE
FORDHOUSES

HOUSE: 165.2sq.m. 1778sq.ft.
GARAGE: 23.6sq.m. 254sq.ft.
TOTAL: 188.8sq.m. 2032sq.ft.

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



LOCATION

The property stands in a sought after and popular residential address within an established neighbourhood with easy access to a comprehensive range of local facilities. The further, more extensive amenities afforded by the city centre are within easy reach and JLR and the i54 business park are nearby. Communications are excellent with the Stafford Road (A449) facilitating fast access to the motorway network via the M54 and M6.

DESCRIPTION

88 Taunton Avenue is a substantial and well presented family home which has been well maintained over the years and which benefits from rooms of excellent proportions over both ground and first floors.

There is a superb flow of living areas to the ground floor with a particularly impressive through lounge and there is excellent bedroom provision to the first floor. The property benefits from double glazing, gas fired central heating and an intruder alarm system.

One of the principal attractions of the property is the superb plot within which it stands with a wide frontage to Taunton Avenue and a dual entrance carriage driveway laid in brick setts providing ample off street parking. There is a semi circular front bed with matured evergreens helping to provide privacy.

The rear garden is unusually large for a property in this location and there is a total plot size of a little over 0.2 acres in total.

ACCOMMODATION

A double glazed front door with windows to either side opens into the PORCH with tiled floor and a door with glazed panels to either side leading to the HALL with polished parquet flooring, part panelling to dado and there is an understairs storage cupboard and a CLOAKROOM with a modern white suite with a WC and pedestal basin with a mosaic tiled splash back, parquet flooring and a double glazed window. The LOUNGE provides a principal reception room of much note with a through aspect with a double glazed bow window to the front and sliding double glazed doors to the conservatory, an elegant fireplace with marble hearth and slips and living flame coal effect gas fire and ceiling coving. The CONSERVATORY is fully double glazed and has gloss floor tiling and French doors to the garden. There is a DINING ROOM which is also of a good size with a double glazed bow window to the front, wiring for wall lights and ceiling coving. The KITCHEN has a full range of wall and base mounted cabinets, a one and a half bowl sink and drainer, a four ring AEG stainless steel gas hob with filtration unit above and built under Bosch electric oven, plumbing and space for a dishwasher, tiled floor, a double glazed window overlooking the rear garden, coved ceiling and an open door into a BREAKFAST ROOM with double glazed French doors to the garden and tiled floor. There is an adjoining LAUNDRY with base mounted cupboards, a stainless steel sink and drainer, space and plumbing for a washing machine and a tumble dryer, a double glazed window and a door to the garden together with an internal door to the garage.

A staircase from the hall with turned balustrading rises to the part galleried first floor landing with wall panelling to dado, a linen cupboard with wall mounted Worcester Bosch gas fired central heating boiler and slatted shelving with a cupboard above, a double glazed rear window and access via a loft ladder to the partially boarded loft space with electric light. BEDROOM ONE is a good double room in size with a wide range of fitted wardrobes with cupboards above and a central knee hole dressing table with drawers and cupboards above together with ceiling coving. BEDROOM TWO is a good double room in size with a double glazed front window and coved ceiling and BEDROOM THREE is also a good double room in size with laminated flooring, a double glazed window overlooking the rear garden and ceiling coving. BEDROOM FOUR is also a good room in size with a double glazed window to the front, laminated flooring and ceiling coving and the BATHROOM has a well appointed suite with a free standing roll top slipper bath with ball and claw feet and mixer tap with telephone shower attachment together with a separate fully tiled corner shower cubicle, a pedestal basin, bidet and WC, part tiled walls, a double glazed window, laminated flooring and ceiling coving together with a towel rail radiator.

OUTSIDE

There is a wide frontage with an extensive DRIVEWAY laid in brick setts providing parking for several cars with a semi circular front bed with matured evergreens providing privacy, a DOUBLE GARAGE with remote controlled elevating door, concrete floor, electric light and power, wall shelving and an internal door to the laundry.

Double gated to one side open to an enclosed COURTYARD providing a further parking area together with an area of storage with gated access opening onto the excellent REAR GARDEN which is a particular feature of the house. There is a paved patio to the rear of the property together with a rear terrace with a pergola, a large shaped lawn and well matured borders providing excellent privacy with a rockery garden to one side, a timber garden shed and a greenhouse. There is external lighting and an external cold water tap.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.

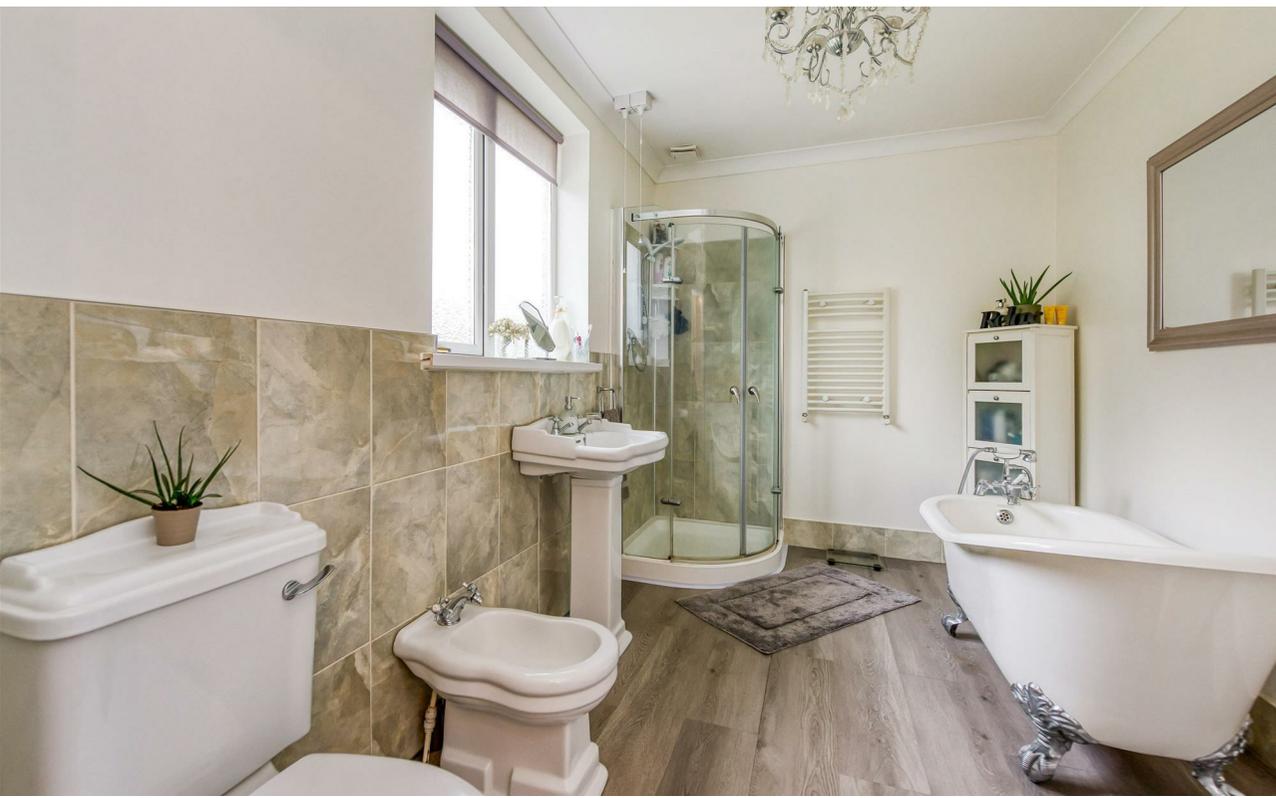
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of 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.

Offers Around £459,950

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON