



14a Ackleton Gardens, Wolverhampton, WV3 7ES

BERRIMAN  
EATON



# 14a Ackleton Gardens, Wolverhampton, WV3 7ES

This is a detached family home occupying a private corner position with gated access, generous and secure off road parking, a detached annexe and a brick built storage room. The internal accommodation briefly comprises an entrance hall, shower room, sitting room, open plan kitchen and family room and separate utility to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : B  
WOMBOURNE OFFICE

## LOCATION

This is a quiet cul de sac situated on the fringes of Bradmore which has excellent access to Wolverhampton City Centre. There are shops within a convenient distance, as well as access to Bantock Park.

## DESCRIPTON

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## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed opaque leaded panels, wooden parquet flooring, staircase rising to the first floor landing, radiator and door into the SHOWER ROOM, this has a walk in cubicle, low level W/C, wash hand basin with mixer tap, spotlights, tiling to the walls and flooring and a double glazed opaque window to the front elevation. The SITTING ROOM has a walk in double glazed bow window to the front elevation, radiator and wall lights. The KITCHEN/FAMILY ROOM has double glazed bifolding doors onto the rear garden. The kitchen is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap. There are a range of integrated appliances including a double Belling oven with 5 ring gas hob, fitted extractor, dishwasher and space for fridge/freezer. There is a double glazed window overlooking the garden and spotlights. The UTILITY ROOM has a fitted work surface with plumbing and space beneath for a washing machine and tumble dryer, a wall mounted central heating boiler, spotlights and a UPVC double glazed door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed skylight to the front elevation, loft access and spotlights. The BATHROOM is fitted with a white suite which comprises a bath, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed skylight to the front elevation, tiling to walls and flooring and spotlights. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. There is sloping ceilings which does restrict heights in parts of the room.

## OUTSIDE

The property is accessed through double gates giving extra security, there is a tarmac DRIVEWAY suitable for parking several vehicles off road and side access to the rear garden. The detached garage has been part converted into a separate ANNEXE for independent living and benefits from a kitchenette with fitted worksurfaces and wall and base units, a log burner and a double glazed widow to the front elevation. There is an electronically operated roller shutter door. Adjacent to that is a brick built STOREROOM which has wooden doors. The REAR GARDEN has a paved patio area, lawn and planted borders, There is a raised patio area to the rear and fencing to the boundary.

We are informed by the Vendors that mains electric, water and drainage are connected  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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>  
The long term flood defences website shows very low risk

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Offers In The Region Of  
£420,000

EPC: B

**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.



## 14a Ackleton Gardens Wolverhampton

HOUSE: 125.8sq.m. 1354sq.ft.  
GARAGE: 18.1sq.m. 195sq.ft.  
ANNEX: 22.7sq.m. 245sq.ft.  
**TOTAL: 166.6sq.m. 1794sq.ft.**

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





