



27 Quail Green, Wightwick, Wolverhampton, WV6 8DF

BERRIMAN
EATON

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A spacious three-bedroom detached property located in a highly sought-after area, featuring generous living accommodation and a lovely rear garden

LOCATION

Quail Green is an established development within the heart of Wightwick which is one of the area's most prestigious addresses. There is a comprehensive array of local amenities and facilities available within Tettenhall, Tettenhall Wood, and the Compton shopping centre together with easy travelling to Perton and the City Centre itself and the area is well served by schooling in both sectors.

DESCRIPTION

27 Quail Green is a spacious detached property has well thought out and well-proportioned accommodation, comprising three reception rooms, three good size bedrooms and two shower rooms. Externally the property benefits from off street parking, a double garage providing ample storage space and side access to the delightful rear garden.

ACCOMMODATION

A double glazed front door with side panel opens into the RECEPTION HALL with understairs storage cupboard and GUEST CLOAKROOM with part tiled walls, vanity cupboard with wash basin and cupboard beneath and double glazed window. The LOUNGE has a light through aspect with double glazed bay window to the front and double glazed sliding doors to the rear, feature brick fireplace, wiring for mounted wall lights, ceiling coving and a door to the DINING ROOM with double glazed rear window, coved ceiling and glazed double doors to the BREAKFAST KITCHEN comprising wall and base mounted cabinetry with fitted working surface and tiled splash back, integrated dishwasher and fridge, sink and drainer, space for an oven, double glazed rear window and door to the LAUNDRY having stainless steel sink and drainer, space for a fridge-freezer, space for a washing machine and dryer, double glazed window and door to the rear elevation, gas boiler and a door to the double garage. The SITTING ROOM is a good size with ceiling coving and a double glazed window to the front elevation.

Stairs from the hall rise to the FIRST FLOOR LANDING with loft access and built in airing cupboard. The PRINCIPAL BEDROOM comprising a double room, range of fitted furniture, walk in wardrobe, double glazed window to the front and ENSUITE SHOWER ROOM with WC, vanity unit with wash basin and cupboard beneath, tiled walls and double glazed rear window. BEDROOM TWO is a good size double room with double glazed window to the front elevation, double glazed door onto the flat roof and a range of fitted furniture. BEDROOM THREE is a good size room with double glazed window to the front and built in storage cupboard. The SHOWER ROOM comprises a shower cubicle, WC, vanity unit with twin wash basin and cupboard beneath, tiled walls and flooring and double glazed window.

OUTSIDE

The property sits behind a low brick wall, gravelled DRIVEWAY providing off street parking for several vehicles, shaped lawn and stocked beds. There is a DOUBLE GARAGE offering ample storage space and there is gated side access to the beautiful REAR GARDEN having a large paved patio and steps down to the lawn with hedged borders and well stocked beds.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND F – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard 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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Offers Around
£565,000

EPC: E

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.



**27 QUAIL GREEN
WIGHTWICK**

HOUSE: 165.6sq.m. 1783sq.ft.
 GARAGE: 27.7sq.m. 298sq.ft.
TOTAL: 193.3sq.m. 2081sq.ft.

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



