



70 Warstones Drive, Wolverhampton, WV4 4PR

BERRIMAN  
EATON



# 70 Warstones Drive, Wolverhampton, WV4 4PR

This is an end terraced ex-local Authority property which occupies a generous plot with a large enclosed fore garden, garage and parking to the rear. The internal accommodation briefly comprises entrance hall, cloakroom, kitchen, dining room and separate lounge to the ground floor. To the first floor there are three well proportioned bedrooms, with an option to add a fourth, a wet room and a separate WC. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Warstones Drive is a well-travelled road which can be found within the heart of Warstones giving excellent access to Highfields School and is within walking distance of Warstones Health Centre. There are a variety of convenience shops further along Warstones Road as well as bus stops which give access into Wolverhampton.

## DESCRIPTION

This is an end terraced ex-local Authority property which occupies a generous plot with a large enclosed fore garden, garage and parking to the rear. The internal accommodation briefly comprises entrance hall, cloakroom, kitchen, dining room and separate lounge to the ground floor. To the first floor there are three well proportioned bedrooms, with an option to add a fourth, a wet room and a separate WC. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with double glazed opaque window with opaque side panels, staircase rising to first floor landing, storage cupboard, radiator and door into LOUNGE. This has a double glazed window to the front and rear elevations, radiator and door into the rear hall. The REAR HALL has a UPVC double glazed opaque door which gives access to the rear garden, understairs storage cupboard, radiator and door into the CLOAKROOM. This has a low level WC, sink, double glazed opaque window to the rear elevation. The KITCHEN is fitted with a range of wall and base units, complementary work surfaces with inset single drainer sink unit and mixer tap, double glazed window and there are spaces for oven and fridge, plumbing for a washing machine and a fitted extractor. The DINING ROOM has a double glazed window to the front elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING and has an airing cupboard with a wall mounted central heating boiler, radiator and loft access. The SHOWER ROOM has an electric shower and tray, wash hand basin, tiled walls and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, fitted wardrobe, storage cupboard, two radiators and a further door into a small lobby which leads back to the landing. By using this lobby, this bedroom has the option to be sub-divided to form a fourth bedroom. DOUBLE BEDROOM 2 has a double glazed window, radiator and wardrobe. BEDROOM 3 has a double glazed window, radiator and storage cupboard.

## OUTSIDE

The property has a pedestrian path which leads to a gated entrance. There is a path leading to the entrance with large lawn areas to both sides, an enclosed fence and hedge boundary. To the rear of the property there is private parking and a GARAGE which has an elevating door and a wooden door into the REAR GARDEN which is paved with a planting border and a walled boundary with a wooden gate to the parking.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – 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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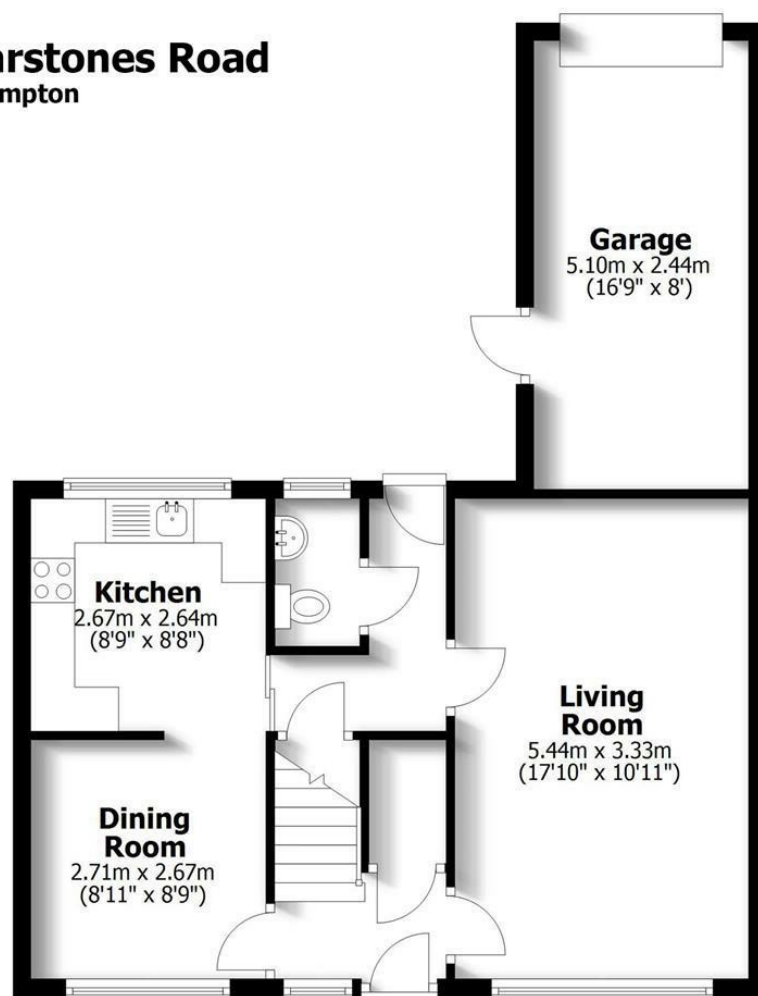
Offers In The Region Of  
£155,000

EPC: C

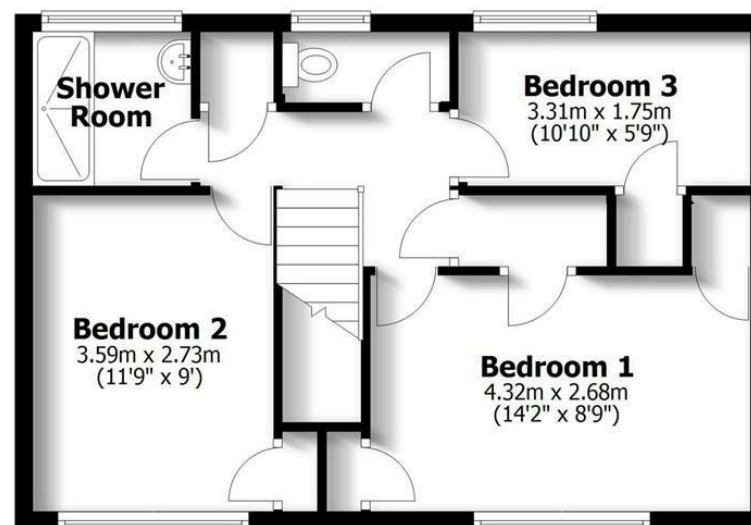
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 70 Warstones Road Wolverhampton



**Ground Floor**



**First Floor**

HOUSE: 88.7sq.m. 955sq.ft.  
GARAGE: 12.4sq.m. 134sq.ft.  
**TOTAL: 101.1sq.m. 1089sq.ft.**

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



