



15 Wychbury Road, Wolverhampton, WV3 8DN

BERRIMAN
EATON

15 Wychbury Road, Wolverhampton, WV3 8DN

A beautifully presented extended three bedroom semidetached property featuring generously proportioned rooms, off-street parking, and a good size rear garden and situated in a convenient location.

LOCATION

The property stands in a sought after residential area within easy reach of a wide range of local facilities and with the city centre also being within easy reach.

There are regular bus services, rail services run from the city centre and the area is well served by schooling in both sectors.

DESCRIPTION

15 Wychbury Road has been much improved by the current owners, the property is arranged over two floors and offers generously proportioned accommodation throughout. The ground floor features two reception rooms and a modern kitchen. On the first floor, there are three bedrooms and a family bathroom and loft room.

The property benefits from off-street parking for several vehicles, along with gated access to a good-sized rear garden. The outdoor space includes a substantial garden room complete with a guest cloakroom and two workshops, making it ideal for a range of uses.

ACCOMMODATION

A double glazed door opens into the PORCH with a further door into the HALL having wooden flooring and understairs storage cupboard. The SITTING ROOM has an inset log burner, a double glazed bay window to the front with fitted window seating. A further door from the hall opens in to the LIVING ROOM with wall panelling, inset ceiling down lighters, double glazed bifold door to the rear and an open archway to the KITCHEN with a range of shaker style wall and base mounted unit with fitted working surface and tiled splash back, range style cooker with extractor fan above, integrated dishwasher, space for a fridge freezer, ceramic sink and drainer, double glazed window to the rear and door to the side, internal door to the hall.

Stairs with wooden balustrade leads to the first floor LANDING having a double glazed side window. BEDROOM ONE is a double room in size with double glazed walk in bay window to the front elevation with fitted shutters, ornamental fireplace and fitted wardrobes. BEDROOM TWO is also a double room in size with a double glazed window and storage cupboard and BEDROOM THREE has a double glazed window to the front with fitted shutters. The HOUSE BATHROOM comprises a well-appointed suite with walk in shower cubicle/sauna having rainfall shower and separate hoses, vanity unit with wash hand basin with drawers beneath, WC, tiled walls and flooring and a double glazed rear window.

A glazed door from the first floor landing leads to the stairs rising to a LOFT ROOM with double glazed window and eaves storage.

OUTSIDE

The property stands behind a gravelled DRIVEWAY affording off street parking for several vehicles and wooden gates opening to the REAR GARDEN with a large decking area, timber framed gazebo, two timber framed workshops, a large lawn area and impressive GARDEN ROOM with electric light and power, double glazed windows and GUEST CLOAKROOM with WC and wash basin.

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

COUNCIL TAX BAND C – 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.

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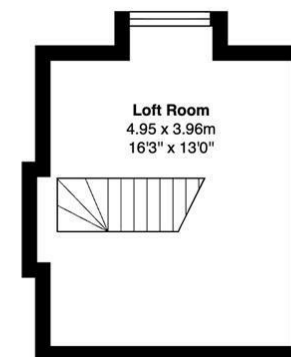
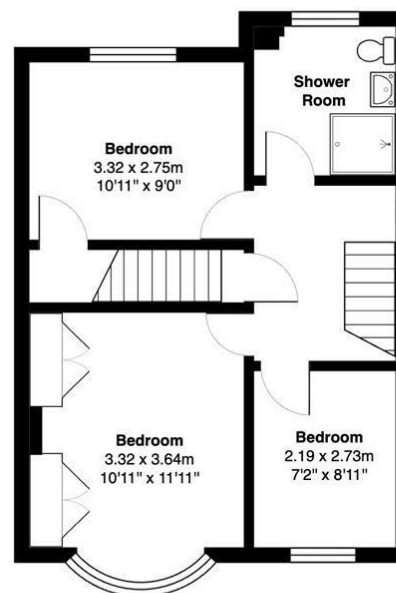
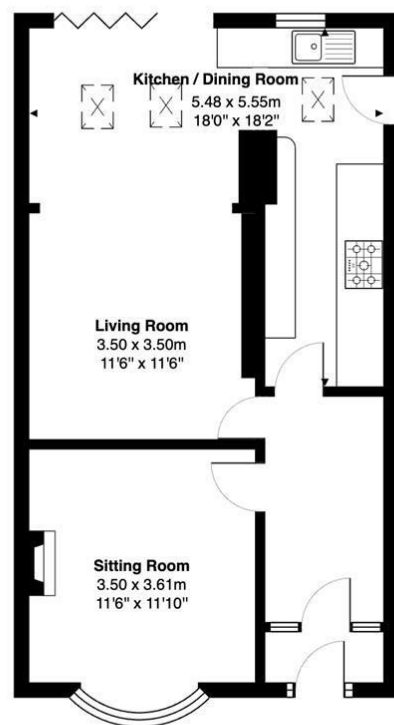
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www.berrimaneaton.co.uk

Offers Around
£375,000

EPC:

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: 118.4 m² ... 1274 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 JOEWPHOTOGRAPHY.CO.UK)

