24 Egerton Road, Wolverhampton, WV10 8AZ

BERRIMAN
EATON

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A well-presented three-bedroom end terraced property, ideally situated in a convenient location, offering off-street parking and an easily maintained rear garden.

LOCATION

24 Egerton Road is on the North side of Wolverhampton within a close distance of the A449 which gives easy commuter access both into Wolverhampton City Centre and also the motorway network with the M54 being close by and facilities afforded by the M6 within a short distance away.

DESCRIPTION

A surprisingly spacious property with a reception room, well-appointed kitchen, guest cloakroom, and a separate laundry room to the ground floor. The first floor offers three bedrooms and a modern family bathroom. Externally, the property benefits from off-street parking and a good-sized rear garden.

ACCOMODATION

A double glazed front door opens into he PORCH with double glazed windows and a further door to the ENTRANCE HALL with tiled flooring, and a door opening into the dual aspect LIVING/DINING ROOM with laminate flooring. The KITCHEN comprises a range of gloss wall and base mounted cupboards with fitted working surface, stainless steel sink and drainer, integrated double oven and four ring hob with extractor fan above, space for a fridge freezer and dishwasher, wall mounted gas central heating boiler, understairs storage cupboard, double glazed window to the rear and door opening to the enclosed side passageway having a door to the front, GUEST CLOAK ROOM having wash basin with cupboards beneath, LAUNDRY having space for a washing machine and tumble dryer, stainless steel sink and drainer, tiled walls and flooring, integrated ceiling lights and double glazed rear window.

Stairs rise to the FIRST FLOOR LANDING with double glazed side window. BEDROOMS ONE and TWO are both double rooms in size with a range of fitted wardrobes and double glazed windows. BEDROOM THREE is a good size room with double glazed window to the front elevation. The SHOWER ROOM has a shower cubicle, wash basin with vanity drawers below, WC, heated towel radiator, underfloor heating, tiled flooring and double glazed window.

OUTSIDE

The property stands behind a DRIVEWAY affording off street parking. The REAR GARDEN has a paved patio, a shaped lawn and gravelled borders with stocked beds.

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 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£235,000

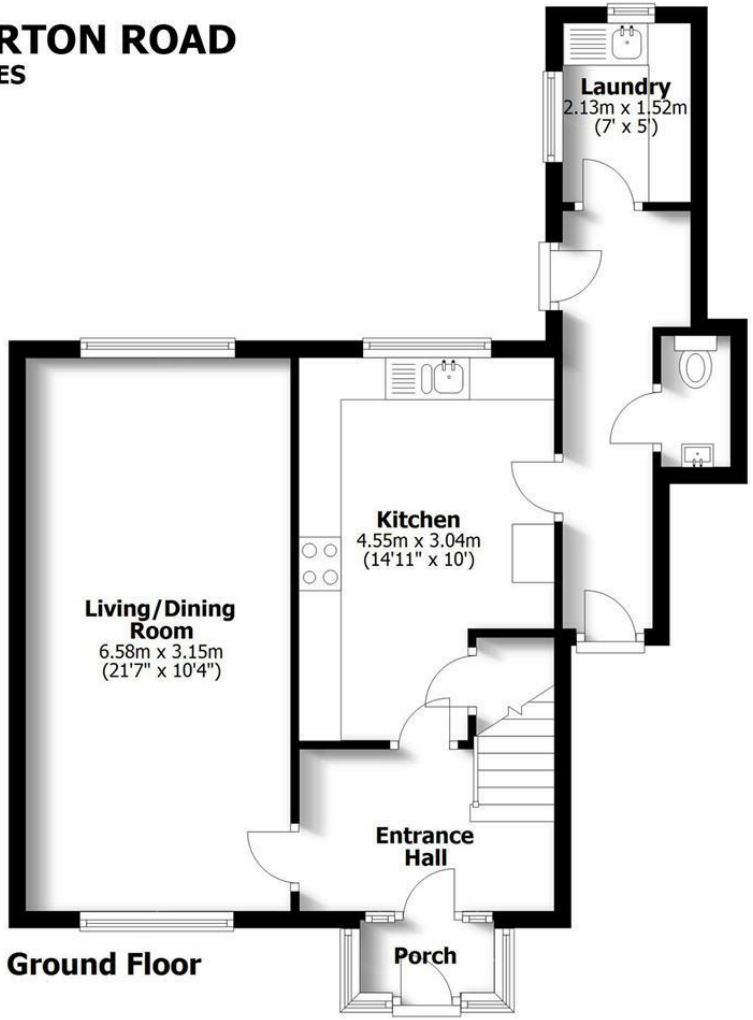
EPC: C

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.

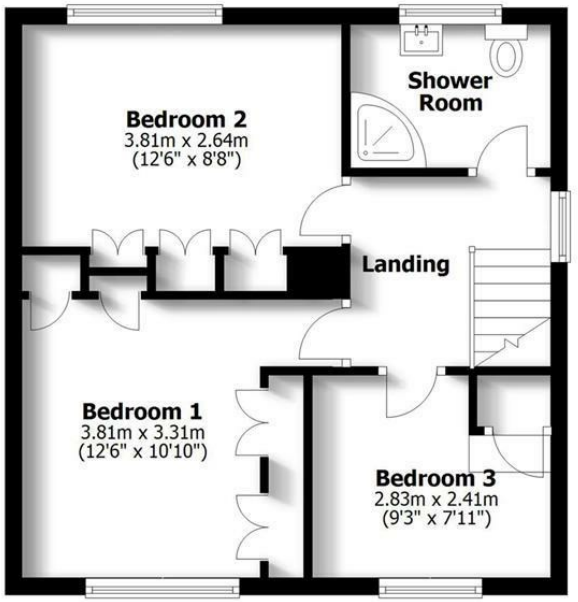
24 EGERTON ROAD
FORDHOUSES

TOTAL: 95.4sq.m. 1027sq.ft.

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



Ground Floor



First Floor

PETER HOOK
& THE LIGHT