



2 Stokesay Avenue, Perton, Wolverhampton, WV6 7RS

BERRIMAN  
EATON

## 2 Stokesay Avenue, Perton, Wolverhampton, WV6 7RS

A well-presented family home that has been extended to the ground floor and is nicely appointed throughout, providing well-maintained living accommodation.

### LOCATION

Stokesay Avenue is located off Richmond Drive on the outskirts of a popular and well known South Staffordshire residential neighbourhood. Perton benefits from an extensive range of local amenities including a supermarket, shops, doctors and a post office. Further facilities are available within convenient travelling distance at Wolverhampton City Centre and the area is well served by schooling in both sectors. The motorway network can be easily accessed via Junction 3 of the M54.

### DESCRIPTION

2 Stokesay Avenue is a detached family home that has been extended to the ground floor, providing a lounge, living kitchen, garden room, utility and downstairs shower room together with four bedrooms and family shower room to the first floor.

The property has a paved driveway providing off-street parking to the front and a well maintained rear garden. The property benefits from double glazing and gas-fired central heating.

### ACCOMMODATION

A double glazed sliding door opens into the PORCH with double glazed windows and a further door to the HALL with laminate flooring. The LOUNGE has a feature fireplace with electric fire, double glazed bay window to the front elevation and a door to the LIVING KITCHEN comprising wall and base mounted cupboards with fitted working surface and tiled splash back, integrated dishwasher, fridge and freezer, range style cooker, Belfast sink, inset ceiling lights, double glazed rear window, log burner and an open archway to the GARDEN ROOM with double glazed windows and door to the rear. The UTILITY has tiled flooring, double glazed door to the rear and SHOWER ROOM with tiled shower cubicle, wash hand basin, WC and double glazed side window.

Stairs rise to the FIRST FLOOR LANDING with inset ceiling lights and access to the loft. BEDROOM ONE is a double room in size with a range of fitted wardrobes and double glazed front windows. BEDROOM TWO is a double room with double glazed window. BEDROOMS THREE AND FOUR are good size rooms with double glazed windows. The SHOWER ROOM has a shower cubicle with rainfall shower and separate hose, vanity unit with wash basin and cupboards beneath, WC, heated towel radiator and double glazed window.

### OUTSIDE

The property benefits from a block paved driveway providing off-street parking. To the side of the property there is an additional area of land which is not included within the registered title but is maintained by the owner in accordance with the original estate layout. There is a GARAGE with ample storage space, plumbing for a washing machine, space for a tumble dryer and an internal door to the utility. Gated side access opens into the REAR GARDEN having a paved patio, steps up to the shaped lawn, stocked beds, greenhouse and brick built shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – South Staffordshire  
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

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around  
£375,000

EPC:

[www.berrimaneaton.co.uk](http://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.



**2 STOKESAY AVENUE  
PERTON**

HOUSE: 102sq.m. 1098sq.ft.  
 GARAGE: 11.1sq.m. 119sq.ft.  
**TOTAL: 113.1sq.m. 1217sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



