



7 Maythorn Gardens, Wolverhampton, WV6 8NP

BERRIMAN
EATON

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A generously proportioned three-bedroom detached property with off-street parking, a good size rear garden and ideally located close to the village centre.

LOCATION

Maythorn Gardens is a small cul-de-sac leading off Wood Road close to the heart of Tettenhall and within easy reach of wide ranging local facilities provided by the village centre. There is easy access to the further amenities provided by Tettenhall Wood, the Compton Shopping Centre and the City Centre itself and regular bus services run along Wood Road. Furthermore, the area is particularly well served by schooling in both sectors with Tettenhall College being within easy walking distance.

DESCRIPTION

7 Maythorn Gardens provides well balanced living accommodation over both ground and first floors with a particularly impressive array of reception rooms to the ground floor offering a good degree of flexibility.

The property has been well maintained over the years, having majority double glazing and gas fired central heating, but it would now benefit from a scheme of refurbishment throughout affording buyers the opportunity to make the home "their own".

ACCOMMODATION

A glazed door opens into the PORCH with glazed windows, tiled flooring and a further door into the RECEPTION HALL with a large cloaks cupboard and GUEST CLOCKROOM having wash hand basin, WC and window to the front. Steps down to the good-sized SITTING ROOM with large windows to the rear and side elevations. The STUDY comprises a window to the rear and door opening into the garage. A door from the hallway opens into the DINING ROOM with sliding patio doors and a door into the BREAKFAST KITCHEN comprising wall and base mounted cupboards with fitted work top, integrated oven and gas hob, integrated freezer, free standing fridge and dishwasher, windows to the front and side elevation and a door opening into the UTILITY with a free standing washing machine and fitted shelving with sliding doors.

Stairs with wooden balustrading rise to the first floor galleried LANDING with access to the loft and airing cupboard. The PRINCIPAL SUITE comprises a double room, windows to three elevations, and ENSUITE with fitted storage units, shower cubicle, vanity unit with wash basin and cupboards beneath, WC and window to the front. BEDROOM TWO is a double room in size with fitted wardrobes and window to the rear. BEDROOM THREE also has fitted wardrobes and rear window. The HOUSE BATHROOM comprises a well-appointed suite with panelled bath with shower, vanity units with cupboards beneath, chrome heated towel radiator, integrated ceiling lights and window to the front elevation.

OUTSIDE

The property stands back from the road behind a DRIVEWAY affording off street parking for several vehicles and a shaped lawn, the DOUBLE GARAGE provides ample storage space with an electric door, glazed windows to the side and rear elevations, storage room having a wall mounted gas central heating boiler and a rear door opening into the green house. Access on both sides of the property opens into the REAR GARDEN having a paved patio, lawn, stocked beds and borders, a comprehensive range of shrubbery and enjoying a good degree of privacy.

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, 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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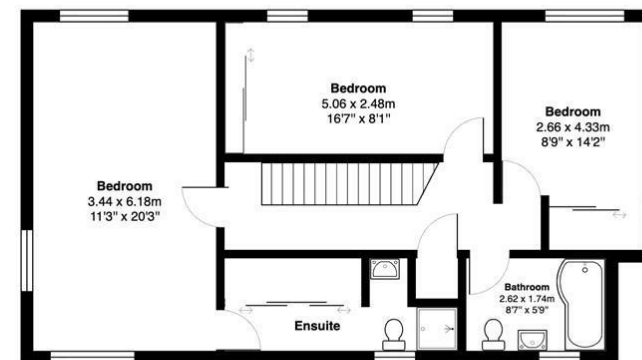
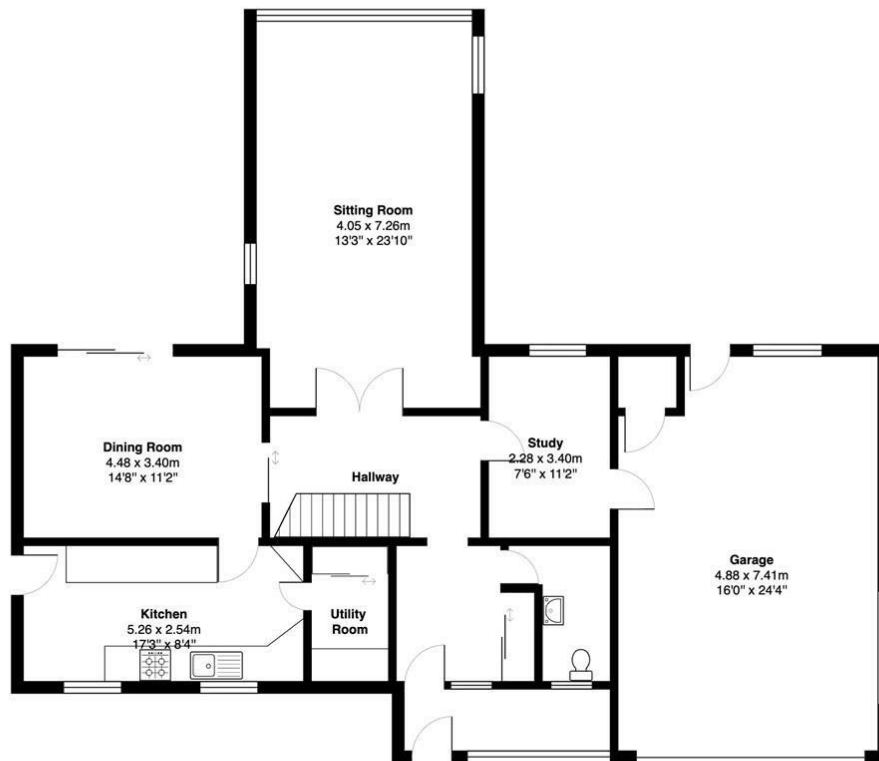
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www.berrimaneaton.co.uk

Offers Around
£599,995

EPC: D

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: 204.9 m² ... 2205 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 JOEWPHTOGRAPHY.CO.UK)

