



5 Elmsdale, Wightwick, Wolverhampton, WV6 8ED

BERRIMAN
EATON

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An impressive spacious five-bedroom detached property offering extensive accommodation throughout with off-street parking and a private rear garden. Ideally positioned in a sought-after location, with the added benefit of no upward chain.

LOCATION

Elmsdale is a lovely cul-de-sac of individual properties set around a small copse. It stands in a prestigious and sought after area to the west of the City Centre. The cul-de-sac runs off Wightwick Bank within easy reach of the excellent facilities available locally within both Tettenhall and Compton with easy access to the extensive amenities of the City Centre itself. The area is well served by schooling in both sectors.

DESCRIPTION

5 Elmsdale is a generously proportioned, five-bedroom detached residence standing in a superb, elevated position with panoramic views. The property offers versatile accommodation arranged over two floors, featuring three reception rooms, a well-appointed kitchen, a separate laundry and two guest cloakrooms on the ground floor. The first floor provides five bedrooms and three bath/shower rooms

Outside there is off-street parking and a well-maintained, private rear garden, the property also benefits from double glazing throughout and gas central heating.

ACCOMMODATION

A door opens into the HALL having storage cupboards and GUESTCLOAK ROOM with wash basin and WC. The LOUNGE has coved ceiling, laminate flooring, double glazed bay windows to the front, window to the side and double doors opening into the STUDY with a further door opening into the KITCHEN having wall and base mounted units with fitted work top and tiled splash back, range style cooker with extractor fan above, integrated dishwasher, space for an American style fridge freezer, stainless steel sink and drainer, inset ceiling down lighters and an open archway to the GARDEN ROOM having tiled flooring, inset ceiling downlighters, coved ceiling, double glazed side windows and French doors with glazed side panels to the rear. A door from the kitchen opens into the LAUNDRY with stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer, double glazed window and door to the rear, internal door to the garage and GUEST CLOAKROOM with wash hand basin, WC and double glazed rear window. There is also a superb SITTING ROOM with double glazed windows and French door with glazed side panels to the rear, laminate flooring and feature brick fireplace with open fire.

Stairs rise to the first floor GALLERIED LANDING with double glazed windows to two elevations and two built in storage cupboards. The PRINCIPAL BEDROOM SUITE comprises a double room, double glazed windows to the side elevation, built in storage cupboard and ENSUITE SHOWER ROOM with shower cubicle, vanity unit with wash basin and drawers beneath, WC, heated towel radiator and inset ceiling lighters. The SECOND BEDROOM SUITE comprises a double room, double glazed skylight and ENSUITE BATHROOM with panelled bath and shower over, wash hand basin, WC, tiled walls and double glazed skylight. There are three further good size bedrooms with double glazed windows. The HOUSE BATHROOM comprises a modern suite with a bath, separate shower cubicle, WC, wash hand basin, tiled walls and flooring, inset ceiling down lighters and double glazed window to the rear.

OUTSIDE

The property stands behind a block paved DRIVEWAY affording off street parking for several vehicles and a DOUBLE GARAGE with ample storage space, electric light and power. Gated side access opens into the REAR GARDEN enjoying a good degree of

privacy with hedged borders, paved terrace, shaped lawn and a range of shrubbery.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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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Lettings Office

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Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers In The Region Of
£695,000

EPC: D

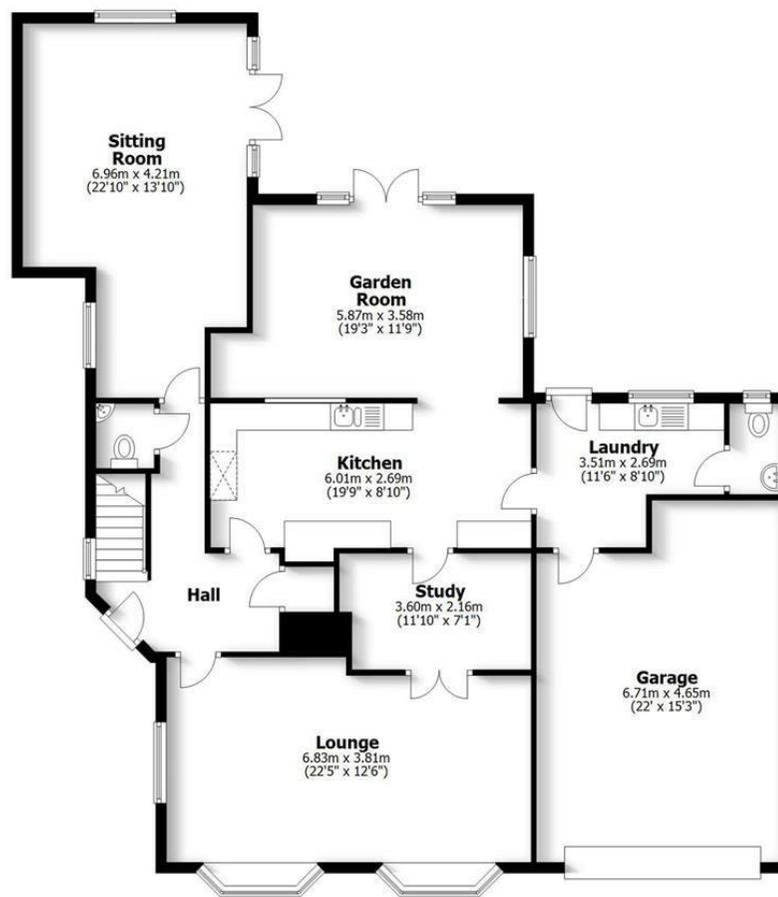
www.berrimaneaton.co.uk

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.



**5 ELMSDALE
WIGHTWICK**

HOUSE: 238.7sq.m. 2570sq.ft.
 GARAGE: 28.7sq.m. 309sq.ft.
TOTAL: 267.4sq.m. 2879sq.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

