



16 Beechwood Drive, Wolverhampton, WV6 8NN

BERRIMAN
EATON

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A delightfully situated and well-presented, detached three bedroomed property in a sought-after Wightwick location.

LOCATION

The property stands in a superb position in an easily accessible location. The excellent local facilities provided by the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village are all within easy reach and there is convenient travelling to the further amenities provided by the centre of Perton and Wolverhampton itself.

DESCRIPTION

16 Beechwood Drive is a well-proportioned detached family home with an attractive front elevation. The property comprises an L-shaped lounge/diner, conservatory, large breakfast kitchen, utility and guest cloakroom to the ground floor, together with three bedrooms and a shower room to the first floor.

One of the attractions of the property is the superb plot within which it stands with a pleasant frontage, ample off street parking and a well planted, fully matured garden to the rear enjoying a good degree of privacy .

The property has been well-maintained over the years and is complemented by double glazing and gas fired central heating.

ACCOMMODATION

A double glazed door having double glazed side panel opens into the RECEPTION HALL with a GUEST CLOAKROOM with wash basin, WC and a double glazed front window. The L- shaped LOUNGE/DINER has a double glazed bay window to the front and double glazed sliding doors opening into the CONSERVATORY with double glazed windows and French doors to the rear. The BREAKFAST KITCHEN comprises a comprehensive range of wall and base mounted units with fitted working surfaces, sink and drainer, integrated double oven, space for a fridge freezer and dishwasher, gas hob, a double glazed window with a delightful view over the rear garden and a door to the UTILITY having space for a washing machine and tumble dryer, base mounted units, sink and drainer and a door to the garage.

Stairs with wooden balustrade rise to the first floor LANDING having a double glazed front window and built in airing cupboard. BEDROOM ONE is a dual aspect double room with a comprehensive range of fitted furniture. BEDROOMS TWO AND THREE are also double rooms in size with double glazed windows to the rear elevation. The SHOWER ROOM has a walk in shower cubicle, wash basin with vanity cupboards beneath, WC, heated towel radiator and a double glazed window to the front elevation.

OUTSIDE

The property is approached via a block paved DRIVEWAY affording off street parking for several vehicles and a range of shrubbery. The GARAGE provides ample storage space and a wall mounted gas central heating boiler. Gated side access leads to the delightful and mature REAR GARDEN which enjoys a good degree of privacy, with a paved patio, lawn, a range of shrubbery and stocked beds.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 low risk.

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www.berrimaneaton.co.uk

Offers Around
£450,000

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.



**16 BEECHWOOD DRIVE
WIGHTWICK**

HOUSE: 123.8sq.m. 1333sq.ft.
 GARAGE: 12.5sq.m. 135sq.ft.
TOTAL: 136.3sq.m. 1468sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



