7 Leacote Drive, Wolverhampton, WV6 8NB

BERRIMAN
EATON

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A well situated, detached, four bedroomed family home standing in a superb position within easy walking distance of Tettenhall Village Centre.

LOCATION

Leacote Drive stands in an extremely popular and well established residential development which is within walking distance of the fashionable Tettenhall Village with its comprehensive array of local facilities. Regular bus services run along Wood Road and the City Centre is in easy reach.

The house stands in a very family friendly environment with Leacote Drive being a small cul-de-sac and benefitting from excellent schooling nearby in both sectors with Christchurch (Infant and Junior Schools) and Tettenhall College both being within walking distance.

DESCRIPTION

The property is a detached family home providing well-proportioned living accommodation over ground and first floors.

To the ground floor there is a good size lounge, dining room, kitchen and laundry and to the first floor there are four bedrooms and a family bathroom. The property also benefits from ample off street parking, a double garage and well maintained front and rear gardens.

ACCOMMODATION

A double glazed front door with a double glazed side panel opens into the HALL with a GUEST CLOAKROOM. The guest cloakroom has a WC, wash basin and double glazed rear window. The LOUNGE is a good size with double glazed windows to two elevations and a fireplace with a brick surround and electric fire. The DINING ROOM has a double glazed rear window. The BREAKFAST KITCHEN has wall and base units with work surface, space for an oven and fridge freezer, a double glazed rear window, gas boiler and a door opening into the LAUNDRY with space for a washing machine and tumble dryer, stainless steel sink and drainer, base cupboards and a double glazed window and door to the side.

Stairs rise to the first floor LANDING having a built in airing cupboard. BEDROOM ONE is a double room in size with fitted wardrobes and a double glazed window to the front. BEDROOMS TWO and THREE are also double rooms in size with fitted storage cupboards and double glazed windows and BEDROOM FOUR has a double glazed window to the side elevation. The BATHROOM has a panelled bath with shower over, wash basin, WC and a double glazed side window.

OUTSIDE

The property stands in a good size plot behind a DRIVEWAY affording off street parking for several vehicles and a shaped lawn. There is a DOUBLE GARAGE with an electric door, double glazed window and door to the rear. The REAR GARDEN has a shaped lawn, gravelled area, paved terrace, stocked beds and borders.

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 very low risk.

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Offers Around
£450,000

EPC: E

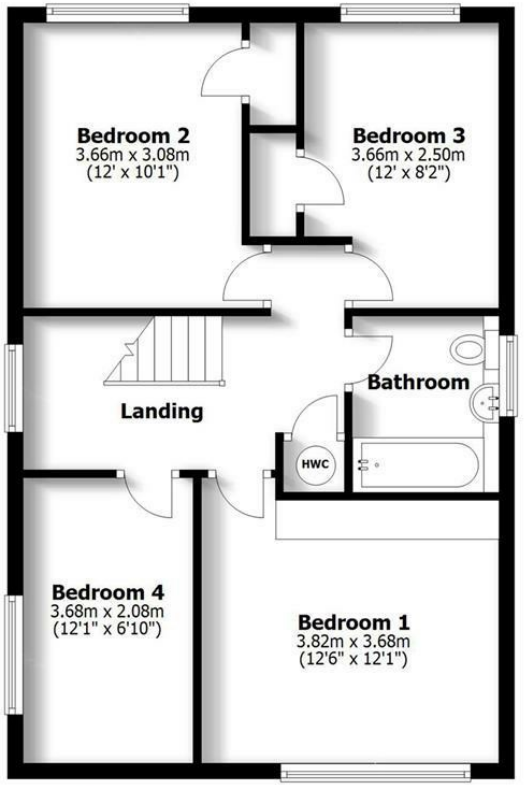
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

7 LEACOTE DRIVE
TETTENHALL

HOUSE:	121.7sq.m.	1310sq.ft.
GARAGE:	26.7sq.m.	288sq.ft.
TOTAL:	**148.4sq.m.**	**1598sq.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