



27 Alderton Drive, Bradmore, Wolverhampton, WV3 7JZ

BERRIMAN
EATON

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A well-presented three-bedroom terraced property that has been carefully maintained to a good standard by the current owners. Conveniently located close to local amenities, schools, and transport links, making it an ideal home for families or first-time buyers.

LOCATION

Alderton Drive stands within easy reach of the wide ranging local facilities provided by Merry Hill itself. The further, more extensive amenities afforded by Finchfield, Compton, Tettenhall and the City Centre are all within easy traveling distance and the area is well served by schooling in both sectors.

DESCRIPTION

A well-presented three-bedroom terraced property that has been well maintained by the current owners and is conveniently located close to local amenities. The accommodation comprises a reception room, breakfast kitchen and a guest cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, there is a garden to the rear with a large garden room allowing access to the a communal parking

ACCOMMODATION

A double glazed door opens into the HALL having understairs storage space and a GUEST CLOAKROOM with WC, wash basin and double glazed window. A door from the hall opens into the LOUNGE with a media wall having inset shelving, feature fireplace with electric fire, wiring for a wall mounted TV, double glazed rear windows and doors and a doorway to the BREAKFAST KITCHEN comprising wall and base units, integrated oven and gas hob, space for a washing machine, stainless steel sink and drainer and a double glazed window to the front.

Stairs rise to the first floor LANDING having two built in storage cupboards. BEDROOM ONE is a double room with fitted wardrobes and a double glazed window to the front. BEDROOM TWO is also a double room with built in wardrobe and a double glazed rear window. BEDROOM THREE has a double glazed window to the front elevation. The BATHROOM comprises a panelled bath with shower over, wash basin, WC, tiled walls and flooring, heated towel radiator and a double glazed window.

OUTSIDE

The property sits behind a paved pathway and shaped lawn. The REAR GARDEN has a paved patio and shaped lawn and a GARDEN ROOM with electric light and power, double glazed door and windows and a further door to the rear giving access to communal parking.

ESTATE CHARGE

Please note there is an estate charge payable of £50 per annum which covers the maintenance of the communal grass area.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – 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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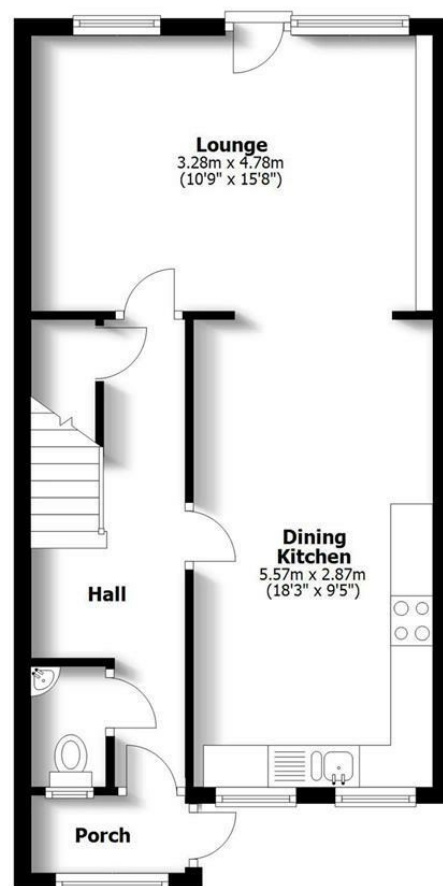
Offers Around
£249,950

EPC:

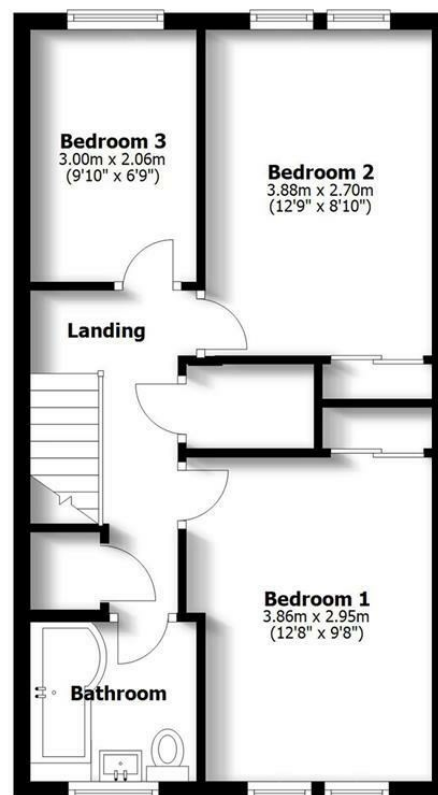
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



27 ALDERTON DRIVE BRADMORE



Ground Floor



First Floor

HOUSE: 87.8sq.m. 946sq.ft.
GARDEN ROOM/STORE: 22.4sq.m. 241sq.ft.
TOTAL: 110.2sq.m. 1187sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

