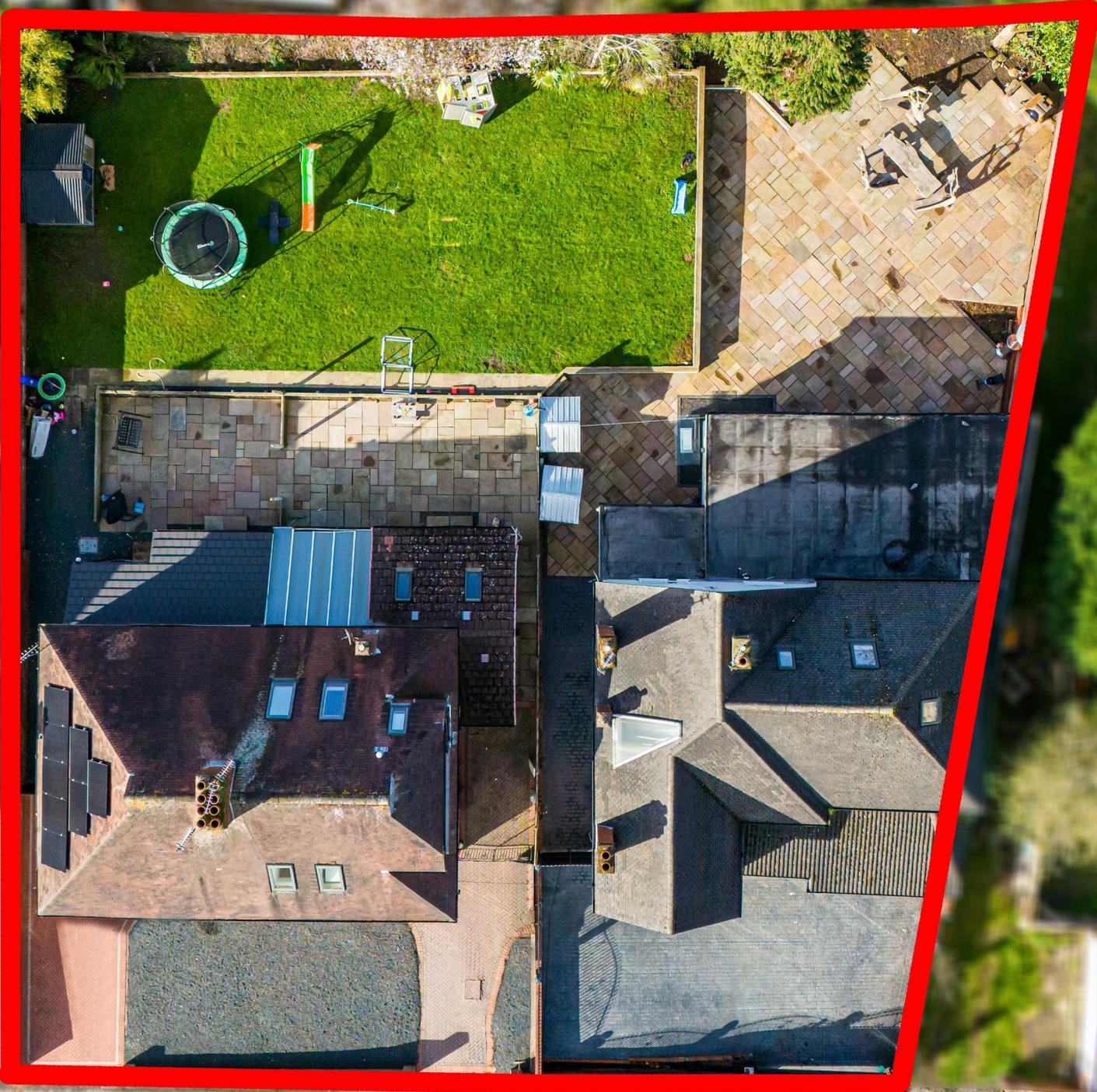




45, 47 & 49 Rupert Street, Wolverhampton, WV3 9NR

BERRIMAN

EATON



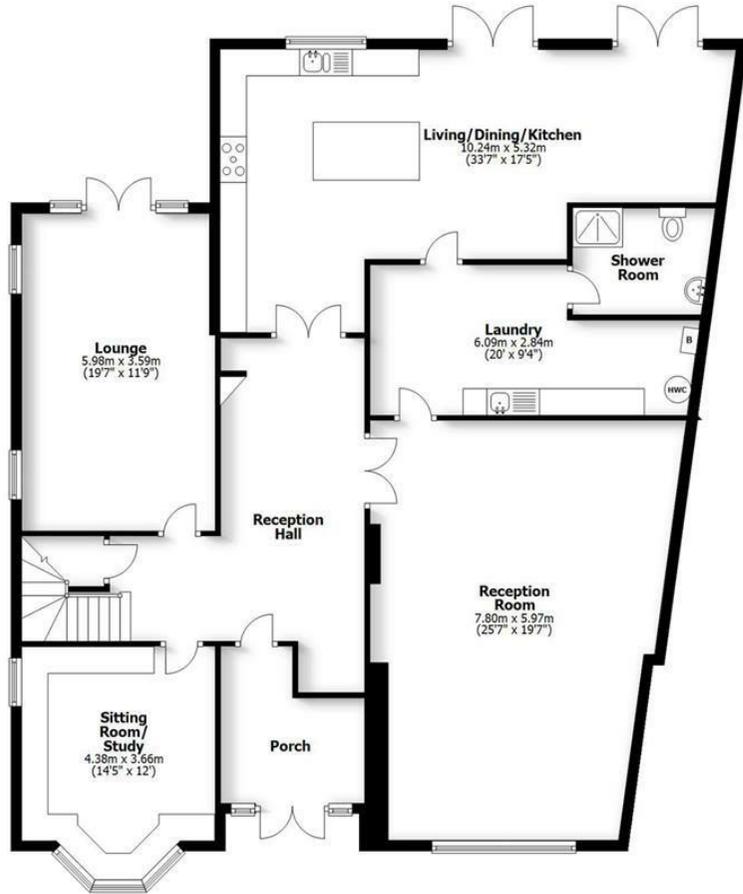


45, 47 & 49 Rupert Street, Wolverhampton, WV3 9NR

An unusual opportunity to buy three, freehold, adjacent properties standing within a communal plot of approximately a third of an acre in total in a sought after location.

There is a six bedroom, four bathroom / shower room detached house,
a four bedroom, two bath / shower room semi detached house
together with a three bedroomed, one bathroom semi detached property.

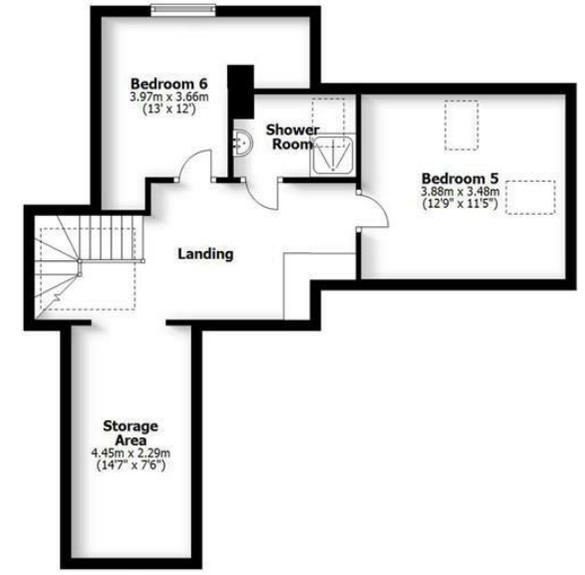
49 RUPERT STREET WOLVERHAMPTON



Ground Floor



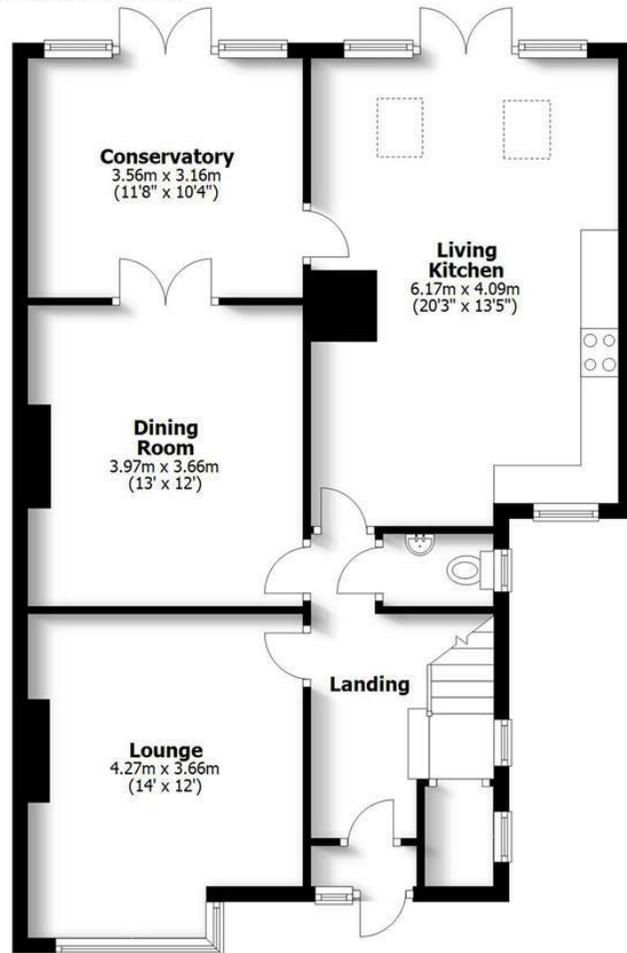
First Floor



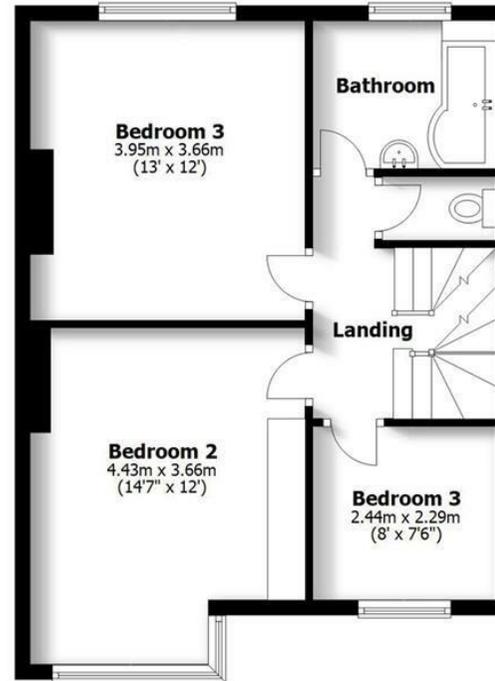
Second Floor

TOTAL: 309.6sq.m. 3332sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

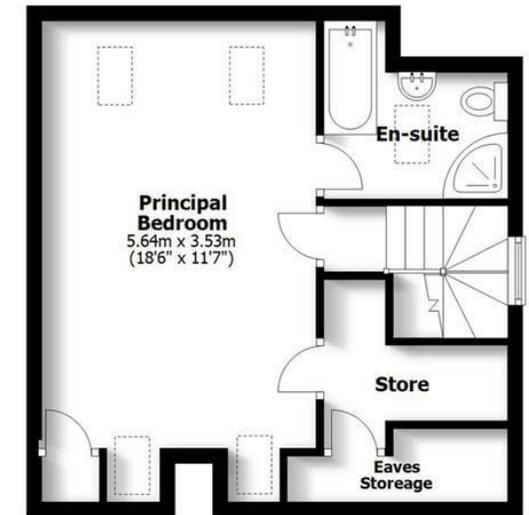
**47 RUPERT STREET
WOLVERHAMPTON**



Ground Floor



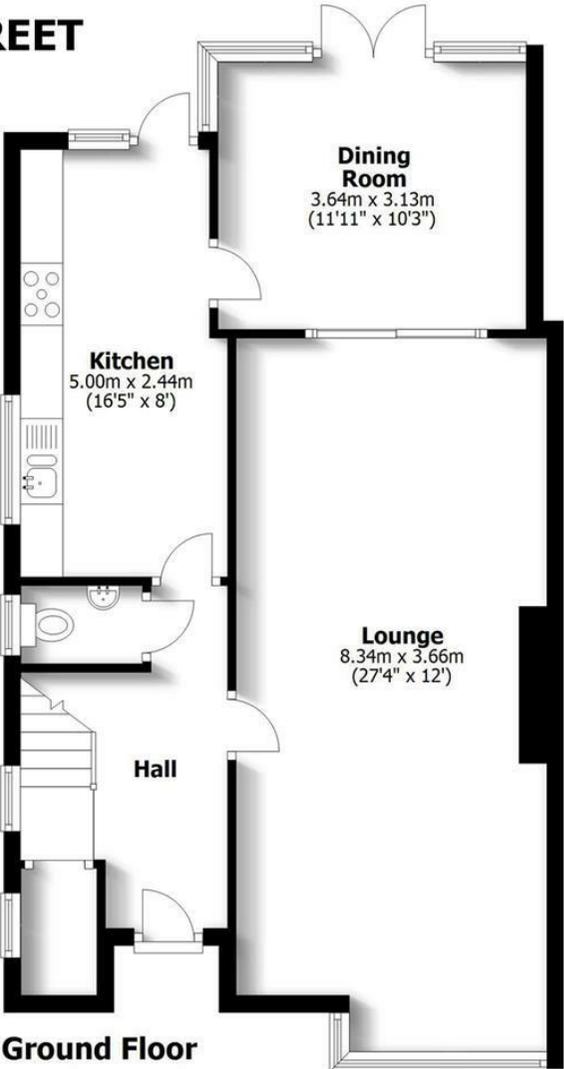
First Floor



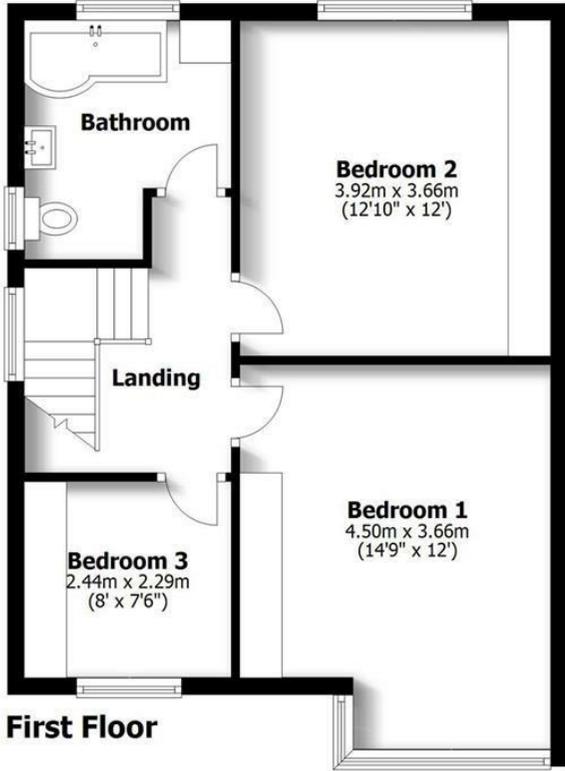
Second Floor

TOTAL: 164.9sq.m. 1775sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

**45 RUPERT STREET
WOLVERHAMPTON**



TOTAL: 114.3sq.m. 1231sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Rupert Street is ideally located for a range of local facilities and there is easy access to public transport along the Tettenhall Road (A41) facilitating convenient travelling to the more extensive amenities afforded by Wolverhampton City Centre. The area is well served by schooling in both sectors.

DESCRIPTION

There are three, independent family homes within the plot providing a total of thirteen bedrooms and seven bath / shower rooms. Each house is well presented and benefits from its own, fine independent living spaces. 49 Rupert Street is a detached family home which is the focal point of the estate with particularly spacious reception and entertaining areas with 47 Rupert Street having fine accommodation over three stories. 45 Rupert Street has a more traditional three bedroomed semi detached layout.

The properties benefit from a large, communal rear garden with an extensive lawn and large paved entertainment terrace.

ACCOMMODATION

49 Rupert Street has three large living rooms together with an extensive living / dining / kitchen together with a total of six bedrooms and four bath / shower rooms.

47 Rupert Street has two living rooms, a conservatory and living kitchen to the ground floor together with four bedrooms and two bath / shower rooms over two storeys

45 Rupert Street has a large lounge, dining room and kitchen to the ground floor together with three bedrooms and a bathroom to the first floor.

OUTSIDE

49 Rupert Street benefits from its own, independent, gated driveway to the front whilst 45 and 47 Rupert Street benefit from a shared, carriage drive which provides ample parking.

To the rear of the houses is a large area of shared garden together with an extensive paved entertaining terrace.

We are informed by the Vendors that all mains services are connected
COUNCIL – Wolverhampton – 49 Band D, 47 Band C, 45 Band C
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.



Offers Around £1,200,000

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.







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