

170 Cannock Road, Westcroft, Wolverhampton, WV10 8QP

BERRIMAN EATON

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A well presented semi-detached property occupying a generous plot with open views to the rear.

LOCATION

Westcroft is a sought after and established area to the North East of Wolverhampton City Centre in an easily accessible position. The area is served well by a variety of schools in both sectors, and is ideally placed for commuters as it gives access to the motorway link of the whole industrial West Midlands via the M54/M6 as well as the highly publicised i54 site.

DESCRIPTION

170 Cannock Road stands in a lovely position within Westcroft with extensive off road parking as well as a garage and views over open fields to the rear. The house is a well-proportioned, beautifully presented semi-detached property which provides versatile accommodation over two storeys.

ACCOMMODATION

A double glazed sliding door opens into the PORCH with a further door opening into the HALL having laminate flooring, a storage cupboard and a double glazed window to the front. The LOUNGE/DINING ROOM is a superb size with double glazed windows to three elevations providing lovely countryside views to the rear. The KITCHEN has wall and base mounted units with fitted work tops, a sink and drainer, a range of integrated appliances including a hob with an extractor above, a double oven, fridge and dishwasher. There are inset ceiling lights, double glazed windows to the front and side elevations and a door opening into the LAUNDRY with plumbing for a washing machine and space for a fridge freezer, a wall mounted gas boiler, a storage cupboard, double glazed side window and a door to the front. BEDROOM ONE is a double room with a range of fitted furniture and a double glazed rear window with open views to the rear. BEDROOM TWO is also a double room with double glazed rear windows. The BATHROOM is well appointed with a panelled bath and a separate shower cubicle, a vanity unit with a wash basin and cupboards beneath, WC, heated towel rail, inset ceiling lights and a double glazed front window.

From the hall stairs lead to the lower ground floor. The SITTING ROOM has a feature fireplace with a gas fire and double glazed French doors with delightful views of the rear garden. The INTERNAL RECEPTION ROOM/BOOT ROOM has an understairs storage cupboard and a door to the garage. From the sitting room, a door opens into the hallway with a storage cupboard and access to BEDROOMS THREE AND FOUR which are generous size double rooms with double glazed windows to the rear.

OUTSIDE

The property stands well back from the road with a hedged border, a shaped lawn and a DRIVEWAY providing ample off street parking which continues round the side of the property providing additional parking to the rear. The REAR GARDEN has beautiful open views with a paved terrace, a garden pond, stocked beds and borders and a shaped lawn. There are also a run of dog kennels and a useful garden shed

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
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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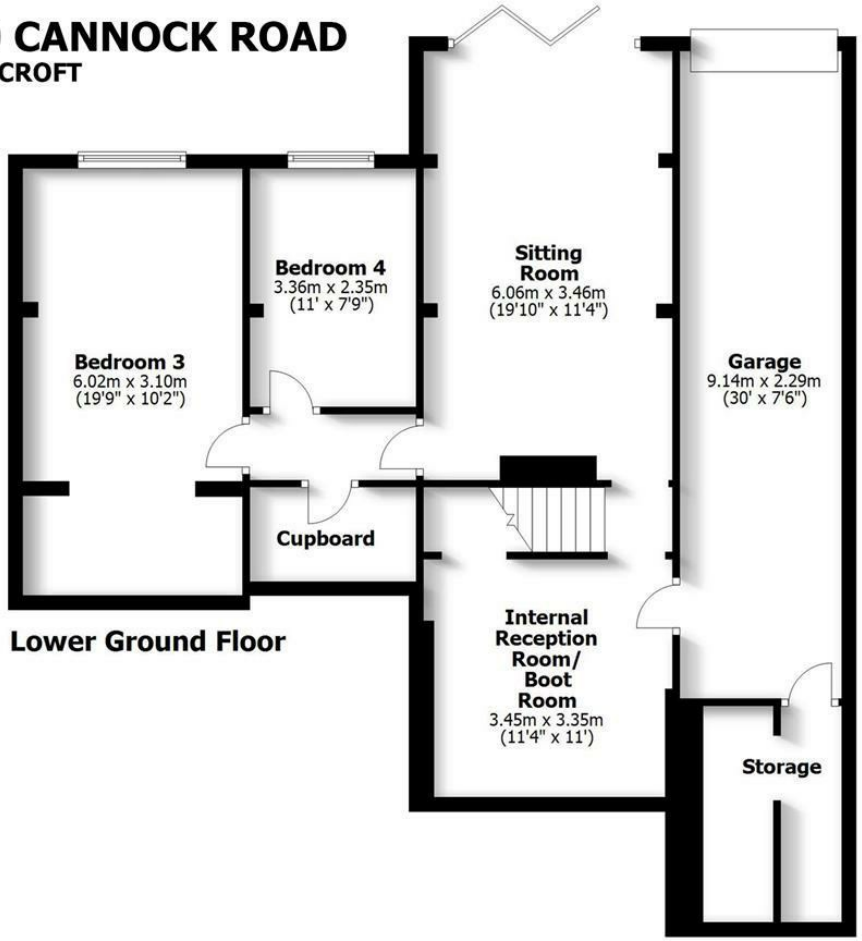
www.berrimaneaton.co.uk

Offers Around
£435,000

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.

170 CANNOCK ROAD
WESTCROFT



Lower Ground Floor



Ground Floor

HOUSE:	149.9sq.m.	1613sq.ft.
GARAGE/STORAGE:	28.1sq.m.	303sq.ft.
TOTAL:	**178sq.m.**	**1916sq.ft.**

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










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