

2 Westfield Grove, Wolverhampton, WV3 8EX

BERRIMAN EATON

# 2 Westfield Grove, Wolverhampton, WV3 8EX

2 Westfield Grove is a spacious and well-maintained family home situated in a sought-after location, offering generous accommodation throughout. Occupying a generous plot, the property benefits from ample off-road parking, a car port, garage, and well-established, mature gardens.

## LOCATION
2 Westfield Grove stands in a highly regarded location in a small cul-de-sac in a particularly sought after part of Finchfield. The cul-de-sac is an ideal location standing within easy reach of the wide range of local facilities and amenities available within Finchfield itself including excellent schooling for which the area is renowned.

## DESCRIPTION
2 Westfield Grove is a substantial family home that has been well maintained by the current owners, offering generously proportioned accommodation throughout. The ground floor comprises three elegant reception rooms, together with a spacious dining kitchen and separate utility/laundry room. To the first floor are four well-proportioned bedrooms and two bath/shower rooms.

The property occupies a generous plot, benefiting from ample off-road parking to the front, a car port, garage, and beautifully maintained mature gardens.

## ACCOMMODATION
A double glazed composite door opens into the PORCH, with a further door leading into the HALL. The hall has parquet flooring and a glazed door opening into the LOUNGE, which also benefits from parquet flooring, wiring for wall lights, a double glazed front window, and a step down to the SITTING ROOM, where double glazed sliding doors provide an delightful outlook over the rear garden. The BREAKFAST KITCHEN is fitted with a range of wall and base cabinetry with work surfaces, a stainless steel sink and drainer, an integrated oven and gas hob, together with space for a dishwasher and fridge. There is also a spacious pantry with a door leading through to the UTILITY, which offers plumbing for a washing machine, space for a tumble dryer and freezer, fitted wall units, a worktop, and a double glazed rear window and door. From the kitchen, a door opens into the DINING ROOM, which has a double glazed side window and glazed doors leading into the CONSERVATORY enjoying double glazed windows and doors opening onto the rear garden.

Stairs rise to the first floor LANDING, which has a storage cupboard, a double glazed window and access to the boarded loft, complete with double glazed roof lights and useful eaves storage.
The PRINCIPAL SUITE comprises a spacious double bedroom with a double glazed front window, together with a DRESSING ROOM having a double glazed rear window and an ENSUITE SHOWER ROOM. The ensuite is appointed with a shower cubicle, vanity unit incorporating a wash basin with cupboards beneath, a WC, and a double glazed rear window. BEDROOM TWO is a double room with fitted wardrobes and a double glazed front window, while BEDROOMS THREE and FOUR are well proportioned rooms double glazed windows to the rear, storage cupboards. The SHOWER ROOM is fitted with a tiled shower cubicle, wash basin, heated towel rail, inset ceiling lights, and a double glazed rear window.

## OUTSIDE
The property stands behind a low brick boundary wall with well stocked beds and a DRIVEWAY providing off street parking for several vehicles. There is also a CARPORT and a GARAGE offering generous storage space, an electric door, a double glazed side window, and an internal door leading into the dining room.

To the side of the property, gated access leads to the REAR GARDEN, which enjoys an excellent degree of privacy. The garden includes a paved terrace ideal for outdoor seating, with steps to a lawn bordered by stocked beds and borders, together with a variety of shrubs, mature trees, and a useful garden shed.

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.


**Tettenhall Office**
01902 747744
tettenhall@berrimaneaton.co.uk

**Bridgnorth Office**
01746 766499
bridgnorth@berrimaneaton.co.uk

**Lettings Office**
01902 749974
lettings@berrimaneaton.co.uk

**Wombourne Office**
01902 326366
wombourne@berrimaneaton.co.uk

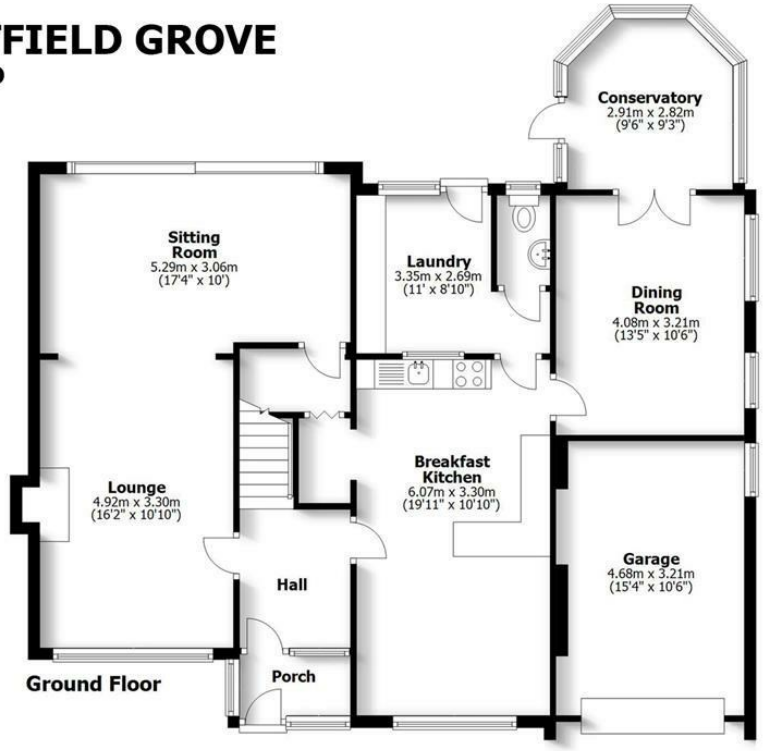
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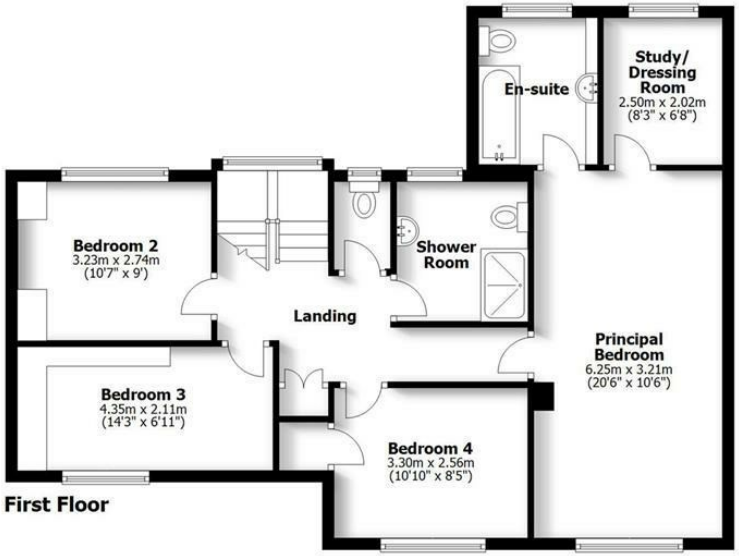

Offers Around
£550,000

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.

# 2 WESTFIELD GROVE
## FINCHFIELD




Carport

| | | |
|---|---|---|
| HOUSE: | 174.5sq.m. | 1878sq.ft. |
| GARAGE: | 15sq.m. | 162sq.ft. |
| **TOTAL:** | **189.5sq.m.** | **2040sq.ft.** |

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

















