



15 Langley Gardens, Wolverhampton, WV3 7JN

BERRIMAN
EATON

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This is a traditional semi-detached family home occupying a corner position at the head of this popular cul de sac, benefitting from off road parking, a large tandem garage and low maintenance rear garden. The internal accommodation briefly comprises porch, entrance hall, through lounge and dining area, breakfast kitchen and downstairs cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Langley Gardens is a popular cul de sac which is located off Trysull Road which gives direct access into Wolverhampton City Centre through Bradmore, and to Little Merry Hill and out towards Dimmingsdale/Lower Penn. The area is well served for a variety of shops and facilities and has regular transport links to neighbouring areas. St Michaels Catholic and Warstones are the closest Primary Schools with Highfields Secondary School also situated a short distance away.

DESCRIPTION

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ACCOMMODATION

The PORCH has a double glazed sliding patio door and a storage cupboard which houses the meters. The ENTRANCE HALL has a UPVC double glazed door with opaque panels, radiator, staircase which rises to the first floor landing and storage cupboards and separate pantry beneath. The LOUNGE has a double glazed window to the front elevation, double glazed door and window to the rear elevation, electric fire and part panelling to the walls. There is a door into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There is an integrated oven (we are unsure whether this is in good working order), gas hob and fitted extractor and space for appliances including washing machine, fridge, freezer and tumble dryer. There is a double glazed window to the rear elevation, single glazed window to the side, radiator and tiling to the floor and walls. The LOBBY has a wooden door to the rear garden and access into the CLOAKROOM which has a low level WC, wash hand basin and mixer tap, single glazed opaque window to the front elevation and radiator.

The staircase rising to the FIRST FLOOR LANDING has a double glazed opaque window to the side elevation, loft access and an airing cupboard housing the hot water tank. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window and radiator. BEDROOM 3 is a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a suite which has a bath with shower over, pedestal wash hand basin, low level WC, wall mounted heater, radiator, double glazed opaque window to the front elevation and tiled walls.

OUTSIDE

The property occupies a corner position with a block paved DRIVEWAY affording off road parking with a gravelled border and access to a TANDEM GARAGE which has wooden double opening doors and two wooden doors into the garden. The REAR GARDEN has been landscaped for low maintenance and has the benefit of a paved patio, gravelled and paved path, well stocked planted borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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>
The long term flood defences website shows very low risk

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Offers In The Region Of
£235,000

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.



15 Langley Gardens
Wolverhampton

HOUSE: 84.6sq.m. 911sq.ft.
 GARAGE: 25.6sq.m. 276sq.ft.
TOTAL: 110.2sq.m. 1197sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



