17 Lea Manor Drive, Wolverhampton, WV4 5PF

BERRIMAN
EATON

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This is an immaculately presented detached family home occupying what is potentially one of the largest plots on this popular cul de sac benefitting from a garage, off road parking for several vehicles and a large, landscaped rear garden with Summerhouse. The internal accommodation has been extensively remodelled and benefits from entrance hall, lounge, open plan kitchen and family room with a separate utility/WC to the ground floor. To the first floor there are four double bedrooms with an office, en-suite to the principal bedroom, family bathroom and separate WC. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Lea Manor Drive is a quiet and exclusive cul-de-sac in this popular part of Penn on the western fringe of Wolverhampton. There are shops available along the Penn Road with bus services providing convenient access to towns further afield including Wolverhampton City Centre with its wider range of amenities. Furthermore, the area is well served by schooling for all age groups, and is within easy access of the open spaces of Penn Common.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque side panels, staircase with glass balustrades rising to the first floor landing and storage cupboards beneath, wooden floor, radiator and door into the LOUNGE. This has a double glazed window to the front elevation, log burner and radiator. The KITCHEN/FAMILY AREA is a large and versatile space which has provision for a seating area, vaulted ceiling with three skylights and double glazed bi-folding doors, spotlights and two radiators. The KITCHEN is fitted with a high quality range of wall and base unit with complementary work surfaces, inset one and a half sink and drainer with mixer tap, double glazed window to the rear elevation and a double glazed door to the outside passage. There are a range of integrated appliances including double oven, 5 ring gas hob with extractor above, wine cooler, larder fridge, dishwasher and a waste management system. There is a vertical radiator and a door into the UTILITY which has complementary wall and base units with inset single drainer sink unit and mixer tap, wall mounted central heating boiler, space beneath for washing machine and tumble dryer, low level WC, double glazed opaque window to the front elevation, radiator, double glazed opaque window to the front elevation and spotlights. The GARAGE has an electronically operated roller shutter door.

The staircase rises to the FIRST FLOOR LANDING which has loft access and an airing cupboard. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, vanity wash hand basin with mixer tap, heated ladder towel, double glazed opaque to the rear elevation and tiling to the floor and walls. There is a SEPARATE WC which has a low level WC with vanity wash hand basin and mixer tap, double opaque window to the rear elevation, spotlights and tiled floor. The PRINCIPAL BEDROOM has a double glazed leaded window to the front elevation, part panelling to walls, fitted wardrobes, double glazed leaded window to the front elevation, radiator and door into the EN-SUITESHOWER ROOM which a walk in cubicle with multi headed shower, vanity wash hand basin which incorporates the low level WC, double glazed opaque window to the side elevation, tiled walls and spotlights. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed window to the front elevation, cupboard with recess over the stairs and radiator. BEDROOM 5/OFFICE has a full height double glazed window to rear elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking several vehicles off road and giving access to the entrance, garage and a gate which leads to the rear garden. There are steps up to a lawned foregarden. The REAR GARDEN has ben extensively landscaped and offers a full width patio with steps up to a gated astro turf area with planted borders, rear gravelled area and hardstanding for the SUMMERHOUSE as well as a fenced boundary.

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 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

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

www.berrimaneaton.co.uk

Offers In The Region Of
£550,000

EPC: D

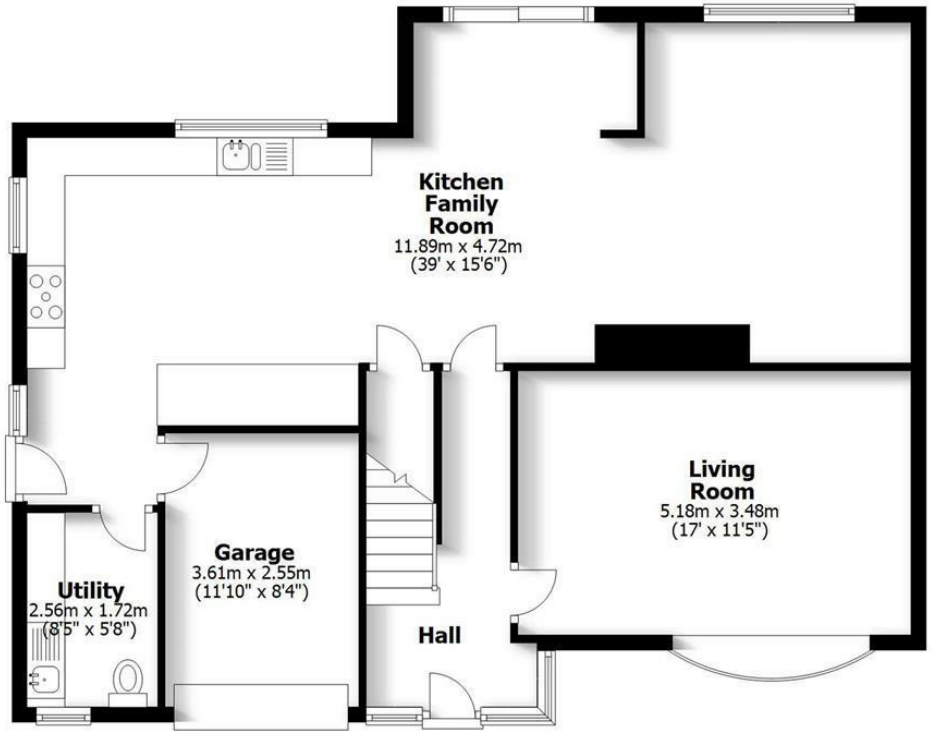
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

17 Lea Manor Drive

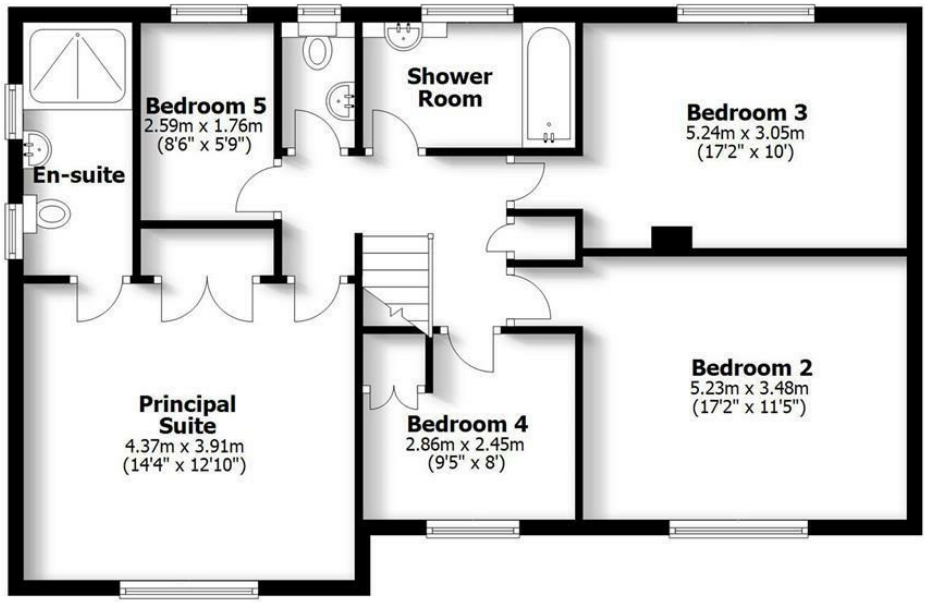
Penn

HOUSE:	162.9sq.m.	1754sq.ft.
GARAGE:	9.2sq.m.	99sq.ft.
TOTAL:	**172.1sq.m.**	**1853sq.ft.**

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



Ground Floor



First Floor