



16 Torvale Road, Wightwick, Wolverhampton, WV6 8NW

BERRIMAN
EATON

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A particularly well situated family home with well planned accommodation and a superb garden to the rear.

LOCATION

The property stands in a superb position in an easily accessible position. The excellent local facilities provided by the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village are all within easy reach and there is convenient travelling to the further amenities provided by the centre of Perton and Wolverhampton itself.

DESCRIPTION

16 Torvale Road is a well proportioned four bedroom family home which is well presented and tastefully decorated throughout. The property benefits from double glazing and gas fired central heating and the plot size is excellent with a good frontage and a delightful rear garden.

ACCOMMODATION

A gabled and double glazed PORCH has a panelled front door with inset light opening into the HALL with polished, solid oak strip flooring, a large cloaks and storage cupboard and a CLOAKROOM with a white suite of WC and wall hung corner wash basin with splash back and a window to the front. There is an L-shaped LOUNGE with a walk in bay window to the front, an elegant granite fireplace with living flame coal effect gas fire, a window overlooking the garden, wiring for wall lights and patio doors to the GARDEN ROOM which is a superb second living room with double glazed windows enjoying a picturesque view over the garden, French doors to the terrace and integrated ceiling lighting. There is a BREAKFAST KITCHEN with a full range of wall and base mounted cupboards and a coordinating centre island with breakfast table, there is space for a range style cooker with stainless steel extraction chimney above, an integrated dishwasher, two windows overlooking the rear garden and a glazed window and double doors to the DINING ROOM with laminated flooring, French doors to the garden and an internal door to the garage.

A staircase from the hall rises to the first floor landing with a window to the front and a linen cupboard with wall mounted Worcester Bosch central heating boiler. The PRINCIPAL SUITE has a large double bedroom with built in wardrobes, a rear window overlooking the garden and an EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, pedestal basin and WC, tiled floor, part tiled walls, a rear window and integrated ceiling lighting. BEDROOM TWO is a large double room with a light through aspect with windows to both the front and rear and access to the roof space. BEDROOM THREE is a good size room with a built in wardrobe and two windows to the front and BEDROOM FOUR is also a good room in size with a window to the rear. The BATHROOM has a full suite with a panelled bath and a separate shower with waterfall head and separate hose, pedestal basin and WC, tiled floor, integrated ceiling lighting, a window and chrome towel rail radiator.

OUTSIDE

The house stands behind a wide frontage with a DRIVEWAY laid in brick pavements providing ample off street parking and a shaped lawn with stocked beds and borders. There is a GARAGE with an elevating door, concrete floor, electric light and power, a side window and an internal door to the dining room. There is gated side access to the delightful REAR GARDEN with a paved terrace, a large rear lawn and well stocked beds and borders with a delightful green outlook. There is an external cold water supply and external power point.

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.

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Lettings Office

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Wombourne Office

01902 326366

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www.berrimaneaton.co.uk

Offers Around
£575,000

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.



16 TORVALE ROAD WIGHTWICK

HOUSE: 146.4sq.m. 1576sq.ft.
GARAGE: 11.9sq.m. 128sq.ft.
TOTAL: 158.3sq.m. 1704sq.ft.

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



