11 Elmsdale, Wightwick, Wolverhampton, WV6 8ED

BERRIMAN EATON

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A substantial family home standing in an exclusive cul-de-sac setting

LOCATION

Elmsdale is a lovely cul-de-sac of individual properties set around a small copse. It stands in a prestigious and sought after area to the west of the City Centre. The cul-de-sac runs off Wightwick Bank within easy reach of the excellent facilities available locally within both Tettenhall and Compton with easy access to the extensive amenities of the City Centre itself. The area is well served by schooling in both sectors.

DESCRIPTION

11 Elmsdale is a well proportioned home with accommodation of excellent size to both the ground and first floors.

The house has been well maintained over the years and benefits from well appointed kitchen and bathroom suites, double glazing and gas fired central heating.

The property stands within an excellent plot with a dual entrance carriage driveway to the front providing ample off street parking and a delightful garden to the rear which backs onto National Trust land with a fine matured and green backdrop.

ACCOMMODATION

Double doors with windows to either side and above open into the PORCH with tiled floor and door to the garage. A composite front door with glazed panels to either side opening into the part panelled RECEPTION HALL with polished parquet flooring, a large cloaks and storage cupboard and a GUEST CLOAKROOM with a white suite of WC and wash basin set within a vanity unit with cupboards beneath, polished parquet flooring, a window to the front, integrated ceiling lighting and an understairs store. The LOUNGE is a well proportioned living room with a large, picture window overlooking the rear garden together with a door to the rear terrace, a living flame coal effect gas fire standing within a brick chimney piece with panelled walls to either side incorporating book and display shelving and being open through into the DINING ROOM with panelling to one wall and a picture window overlooking the garden. There is a SITTING ROOM with a window to the front and dado rail and the BREAKFAST KITCHEN has a full range of modern, contemporary wall and base mounted cabinetry with quartz working surfaces, a Siemens induction hob with filtration unit above, a built in Siemens double electric oven, an integrated Siemens fridge and freezer, a window overlooking the garden, integrated ceiling lighting and a LAUNDRY AREA with plumbing for a washing machine, wall and base mounted cupboards and quartz working surfaces, a rear window with the whole room having laminated flooring and a glazed door to the side.

A staircase from the hall rises to the first floor landing with a window to the front, dado rail, extensive of store cupboards and access to the roof space. The PRINCIPAL SUITE has a large double bedroom with a light corner aspect with windows to both the side and rear, built in wardrobes and a SHOWER ROOM with a fully tiled shower and a Sanitan suite of pedestal basin and bidet, both with floral design, tiled floor and walls and a window. There are THREE FURTHER DOUBLE BEDROOMS, all of which have windows, built in wardrobes and dado rails. The BATHROOM has a contemporary suite with a panelled bath, separate shower with waterfall head and separate hose and vanity unit with sink with drawers beneath, tiled walls, a mirror fronted, backlit cupboard over the sink and integrated ceiling lighting. There is a SEPARATE WC with a white suite with a concealed flush and built in cupboard and drawer to one side, part tiled walls and a window.

OUTSIDE

11 Elmsdale stand behind a wide frontage with a dual entrance CARRIAGE DRIVEWAY laid in brick paviours providing ample off street parking. There is a GARAGE with concrete floor, electric light and power, wooden doors to the front, a side window and an internal door to the porch. Gated side access leads to the lovely REAR GARDEN. There is a loggia and a full width, paved entertaining terrace with shaped lawn beyond with well stocked and planted beds and borders and a charming, matured rear backdrop. There is an external cold water supply and external lighting.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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

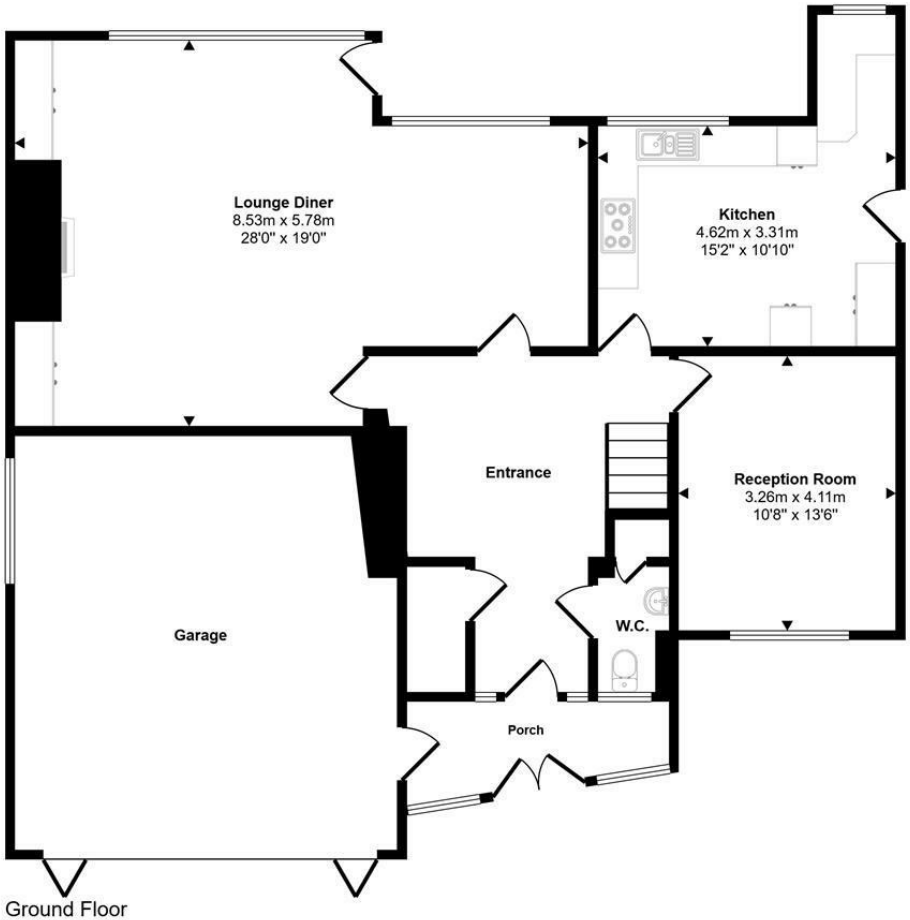
www.berrimaneaton.co.uk

Offers Around
£625,000

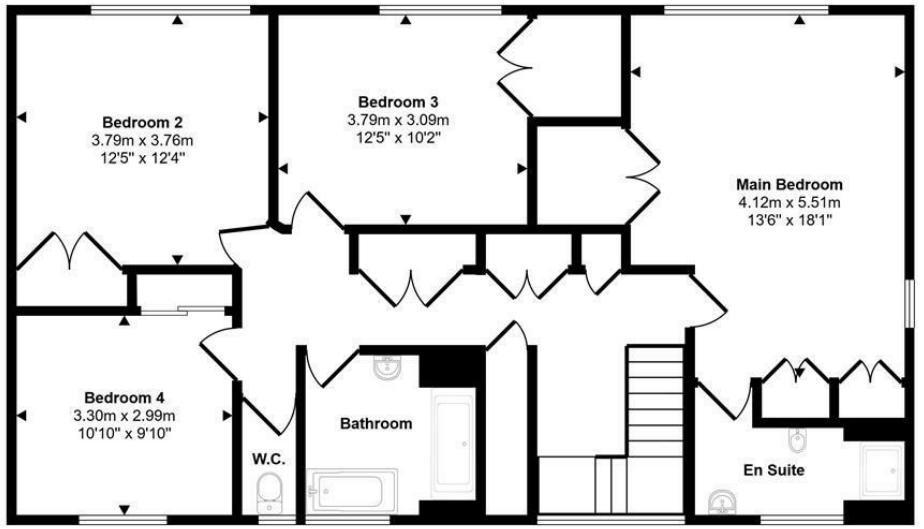
EPC:

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.

Approx Gross Internal Area
238 sq m / 2566 sq ft



Ground Floor
Approx 137 sq m / 1480 sq ft



First Floor
Approx 101 sq m / 1086 sq ft