3 Brunel Grove, Perton, Wolverhampton, WV6 7YD

BERRIMAN
EATON

3 Brunel Grove, Perton, Wolverhampton, WV6 7YD

A well presented four-bedroom detached property offering stylish accommodation and located in a desirable area.

LOCATION

3 Brunel Grove stands in a superb location within Perton which is a highly regarded modern development with a wide variety of facilities available within the shopping precinct including a Sainsbury Superstore and, furthermore, the area is well served by schooling.

The more comprehensive amenities afforded by Wolverhampton City Centre, Codsall and Tettenhall are all within convenient travelling distance and rail services run from Codsall Station with direct connections to Birmingham and beyond.

DESCRIPTION

A tastefully presented detached property offering well-appointed family accommodation, with a good size reception room, breakfast kitchen utility area and store to the ground floor. To the first floor there are four bedrooms and a bathroom also benefitting from off-street parking and a delightful rear garden.

ACCOMMODATION

The front door opens into the HALL with a GUEST CLOAK ROOM with WC, wash basin and a double glazed front window. From the hall a door opens into the LOUNGE with a fireplace, double glazed front window and French doors to the rear. From here a door opens into the KITCHEN comprising wall and base mounted units, integrated appliances including an oven, microwave, gas hob and dishwasher, there is space for a fridge freezer, a double glazed rear window and a door to the UTILITY with space for a washing machine, a wall mounted gas boiler, a door to the rear and a door to the STORE having a glazed side door.

The first floor LANDING has a double glazed side window. BEDROOMS ONE AND TWO are double rooms with a fitted wardrobes and double glazed windows. BEDROOM THREE has a fitted wardrobe and a double glazed front window and BEDROOM FOUR has a double glazed window to the rear. The BATHROOM is well appointed with a panelled bath with a shower over, a wash basin, WC, towel radiator and a double glazed rear window.

OUTSIDE

The property sits behind a DRIVEWAY affording off street parking. There is a STORE providing additional storage space and a gate allowing access to the REAR GARDEN which is laid to lawn with a paved patio and a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
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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www.berrimaneaton.co.uk

Offers Around
£375,000

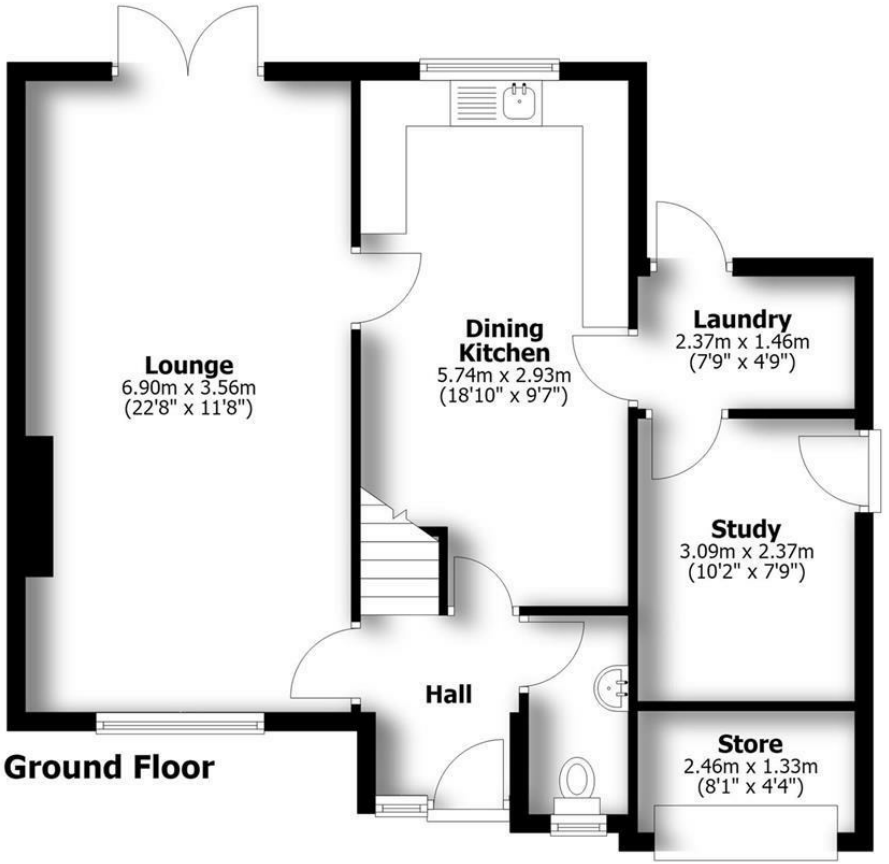
EPC: D

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.

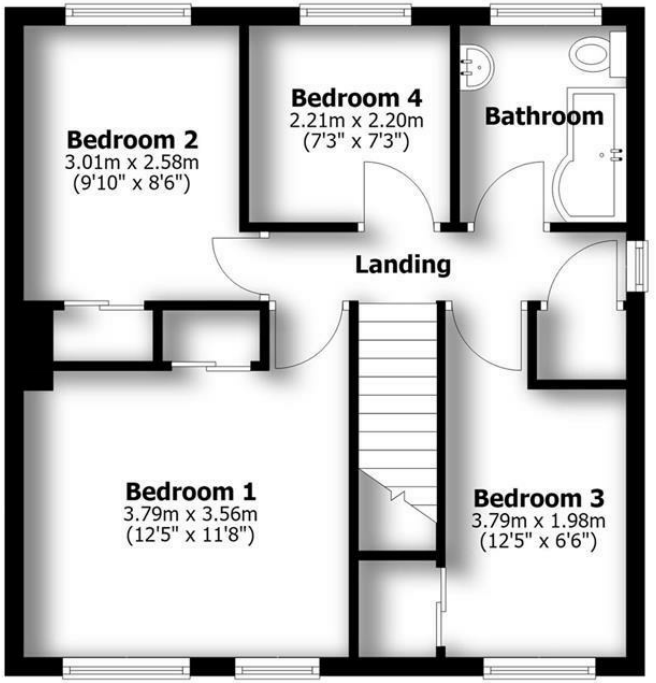
3 BRUNEL GROVE
PERTON

HOUSE:	105.3sq.m.	1133sq.ft.
STORE:	3.3sq.m.	35sq.ft.
TOTAL:	**108.6sq.m.**	**1168sq.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

NINJA