53 Mercia Drive, Perton, Wolverhampton, WV6 7NH

BERRIMAN
EATON

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A superbly presented four bedroom detached property in a sought after location with ample parking to the front.

LOCATION

53 Merica Drive 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 further, 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.

DESCRIPTION

53 Mercia Drive occupies a corner plot and has been well looked after by the current owners with a good flow of living areas over both ground and first floors. There are four double bedrooms and two bath / shower rooms to the first floor and the ground floor has the option of open plan living dining kitchen with ability to close off the bifold doors along with a sitting room and laundry / spice kitchen and a conservatory.

There is ample parking to the front and a lovely garden to the rear.

ACCOMMODATION

Double glazed patio doors open into the PORCH with tiled flooring and a double glazed door opens into the HALL with wood laminate flooring. The SITTING ROOM has wood laminate flooring, a double glazed walk in bay to the front, coved ceiling, wiring for a walk mounted TV, there is an open doorway through into the superb DINING / KITCHEN. The kitchen area has a range of gloss fronted wall and base units with roll top working surfaces, under cabinet lighting, tiled splash back, integrated Siemens oven, a five ring Siemens gas hob with Franke filtration unit above, a one and a half bowl sink and drainer, space for an American style fridge freezer, integrated Siemens dishwasher, tiled flooring, an understairs pantry, a CLOAKROOM with WC and wash basin with vanity cupboards beneath. The dining area has wood laminate flooring, coved ceiling and bifold doors to the LOUNGE with a coal effect gas fire set in a formal surround. The CONSERVATORY has tiled flooring, double glazed windows to two elevations and doors to the garden and a radiator making the room useful all year round. The SPICE KITCHEN / LAUNDRY has coordinating units to those in the kitchen with space for a gas cooker, space for a washing machine and tumble dryer, heated ladder towel rail, a cupboard housing the Worcester Bosch boiler, stainless steel sink and drainer, a double glazed door to the front and tiled floor.

Stairs from the hall rise to the first floor landing with access to the loft and a linen cupboard with slatted shelving. BEDROOM ONE is a double room with windows to the front and built in wardrobes. BEDROOM TWO has a double glazed window to the front. BEDROOM THREE is a double room in size with a window to the rear. BEDROOM FOUR wiring for a wall mounted TV. The SHOWER ROOM has a shower cubicle, vanity unit with drawers beneath and matching cupboard to the side, WC, a heated ladder towel rail, tiled floor and walls and the BATHROOM has a panelled bath with shower over, WC, pedestal wash basin, tiled floor and walls and a heated ladder towel rail.

OUTSIDE

53 Mercia Drive sits behind a DRIVEWAY laid in brick herringbone providing off road parking for several vehicles with an area of grass with planted borders to the side. There is gated side access to the REAR GARDEN with a patio laid in brick herringbone with a shaped lawn beyond with hedges to the borders. There is a shed with electric light and power and concrete floor.

NB

53 Mercia Drive benefits from solar panels and there is a lease on the airspace for 25 years from 22nd September 2015.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£410,000

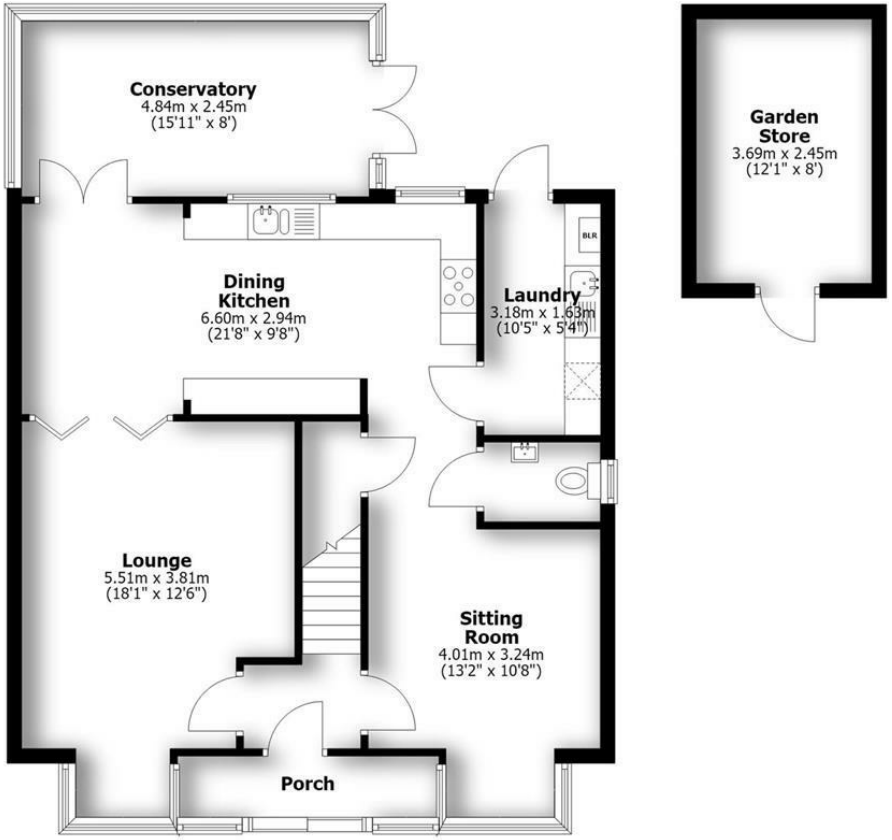
EPC: B

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.

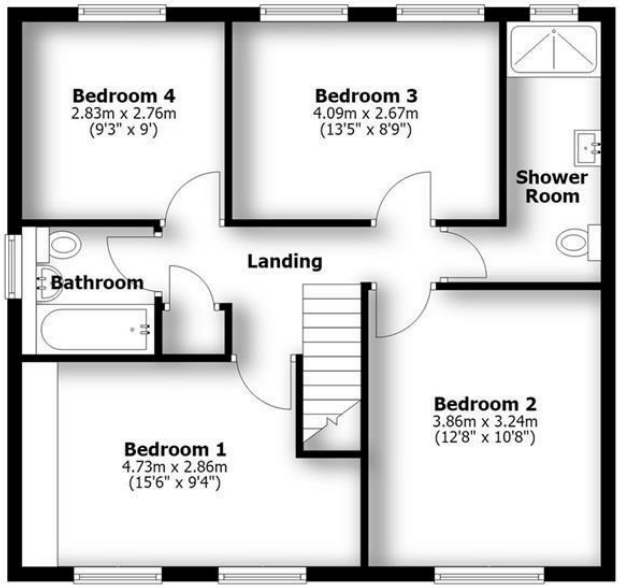
53 MERCIA DRIVE
PERTON

HOUSE:	143sq.m.	1540sq.ft.
GARDEN STORE:	9sq.m.	97sq.ft.
TOTAL:	**152sq.m.**	**1637sq.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

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