

22 St. Andrews Drive, Perton, Wolverhampton, WV6 7YJ

BERRIMAN
EATON

22 St. Andrews Drive, Perton, Wolverhampton, WV6 7YJ

An immaculately presented semi-detached house with off road parking situated in a sought-after location

LOCATION

The estate of Perton stands on the borders of South Staffordshire and offers a variety of housing from apartments through to semi-detached houses and large detached residences. Perton can be reached by two main roads, the A454 and the A41 and has easy access to bus routes and the excellent facilities provided by a large community including a supermarket, a host of local shops together with a petrol station, village hall and doctors surgeries. There is schooling up to middle school age and further schooling is then provided by adjoining areas.

DESCRIPTION

22 St Andrews Drive is a two bedroomed semi-detached property that has been well-maintained over the years and is well-appointed throughout. The property benefits from a reception room, breakfast kitchen, a double glazed conservatory to the rear along with two bedrooms and a bathroom to the first floor. There is off road parking to the front and a low maintenance rear garden.

ACCOMMODATION

A composite door opens into the LOUNGE with a double glazed window to the front, a wall mounted electric fire, understairs storage space and a door into the BREAKFAST KITCHEN comprising wall and base mounted units with fitted work tops and a stainless steel sink and drainer. There is space for appliances including an oven, dishwasher and washing machine, together with an understairs storage cupboard, inset ceiling lights, a double glazed rear window and doors opening into the CONSERVATORY which has double glazed windows and doors to the rear.

Stairs with wooden balustrading rise from the lounge to the first floor landing. BEDROOM ONE is a double room in size with inset ceiling lights and double glazed front windows. BEDROOM TWO is also a good size room with double glazed rear windows. The BATHROOM has a modern suite with a panelled bath with a shower over, a wash basin, WC, towel radiator and a double glazed rear window.

OUTSIDE

The property has a DRIVEWAY providing off-street parking and gated side access leading to the REAR GARDEN which is easily maintained and is laid to lawn with a paved patio, lawn with gravelled borders and a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 broadband 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
£220,000

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.



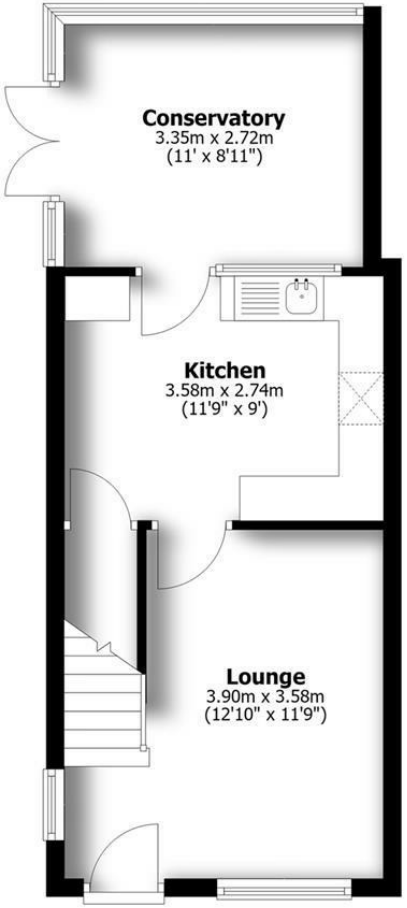



22 ST ANDREWS DRIVE

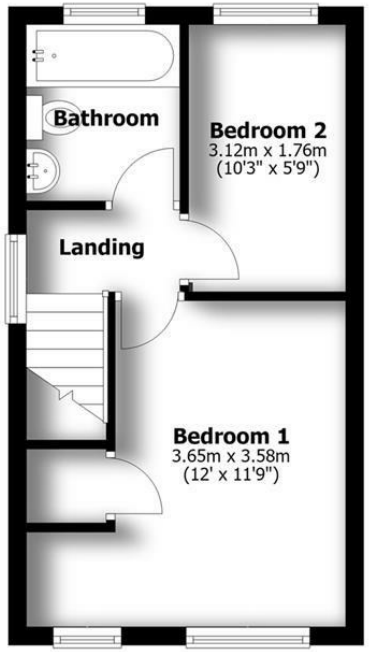
PERTON

TOTAL: 57.9sq.m. 623sq.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




tea
coffee
sugar



