17 Beechwood Drive, Wightwick, Wolverhampton, WV6 8NN

BERRIMAN
EATON

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A beautifully presented four bedroomed detached property that has been extended to provide rooms of generous proportions through out.

LOCATION

Beechwood Drive is a quiet cul-de-sac, the property stands in a superb position in an easily accessible location. 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

17 Beechwood Drive is a beautifully presented detached home that has been thoughtfully renovated and extended over the years to provide spacious and well-appointed accommodation. Finished to a high standard, the property has quality kitchen and bathroom suites.

Arranged over three floors, the accommodation comprises two reception rooms, an open-plan breakfast kitchen, laundry and a large conservatory overlooking the rear garden. To the first floor are three bedrooms and a shower room, while the second floor offers a further bedroom and a bathroom.

Externally, the property is set behind a gated entrance with a driveway providing off-road parking. To the rear is a superb garden, enjoying a good degree of privacy.

ACCOMMODATION

Access is gained via a composite front door leading into the reception hall, which has understairs storage cupboard. Off the hall is a GUEST CLOAKROOM, fitted with a WC, wash hand basin, chrome heated towel rail, tiled walls and a double glazed window. The SITTING ROOM has ceiling lighting and a double glazed window. The impressive LOUNGE DINING ROOM has laminate flooring, a double glazed rear window and double glazed French doors opening into the spacious conservatory. The CONSERVATORY enjoys views over the rear garden with doors providing direct access outside and underfloor heating. The BREAKFAST KITCHEN is beautifully appointed with a comprehensive range of shaker-style wall and base units complemented by fitted work surfaces and a ceramic sink with drainer. Integrated appliances include an oven, microwave, dishwasher and fridge freezer. A large double glazed window overlooks the front of the property, and a door leads through to the laundry. The LAUNDRY is fitted with additional wall and base units, a sink, plumbing and space for a washing machine and tumble dryer, tiled flooring, and a double glazed rear door providing access to the garden.

BEDROOM ONE is a superb size with a large double glazed window providing a lovely view to the front and fitted wardrobes. BEDROOMS TWO AND THREE are also double rooms in size with double glazed windows and fitted/built in wardrobes. The SHOWER ROOM has a shower cubicle with a waterfall head and a separate attachment, towel radiator, WC, wash basin, an airing cupboard and double glazed windows.

A further staircase rises to the second floor landing. BEDROOM FOUR is a generously sized room with inset ceiling lights, eaves storage double glazed skylights and an Apex window with a delightful view to the front. The BATHROOM has a well appointed suite having a bath with a handheld shower attachment, WC, vanity unit with a wash basin, eaves storage and double glazed windows and a rooflight.

OUTSIDE

The property is set behind secure gated access with a hedge frontage and a DRIVEWAY providing off-road parking. Well-stocked flower beds with brick edging and paved steps lead to the front entrance. There is an electric vehicle charge and a useful STORE offers additional storage, while gated side access leads through to the rear garden.

The beautifully maintained REAR GARDEN enjoys a good degree of privacy. There is a paved patio, with steps leading up to the lawn bordered by mature shrubs and planted beds. A central paved pathway leads to a further area of decking at the rear of the garden, where there is a summer house and a garden shed.

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 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.

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Lettings Office
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Wombourne Office
01902 326366
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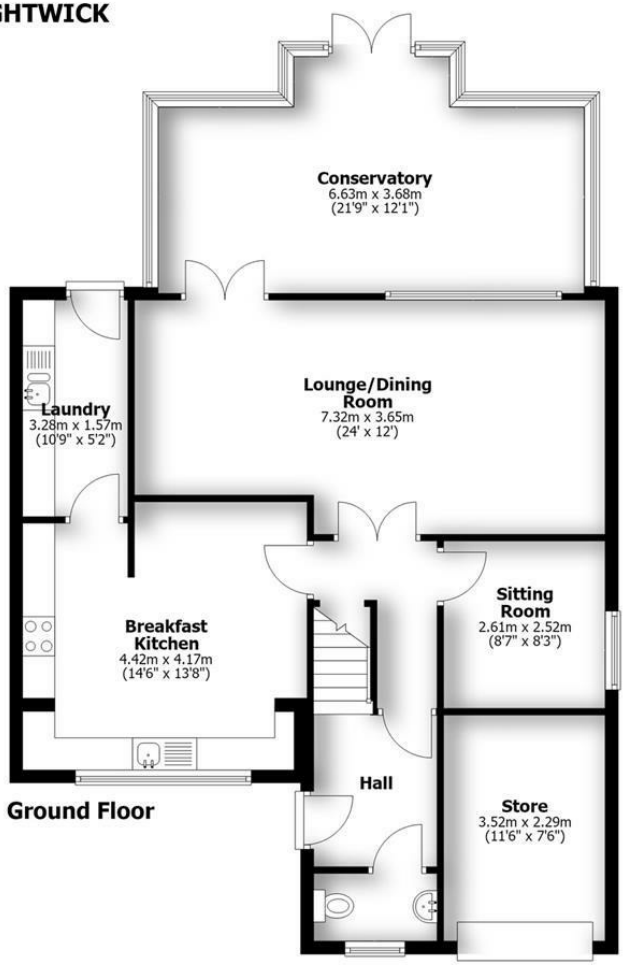
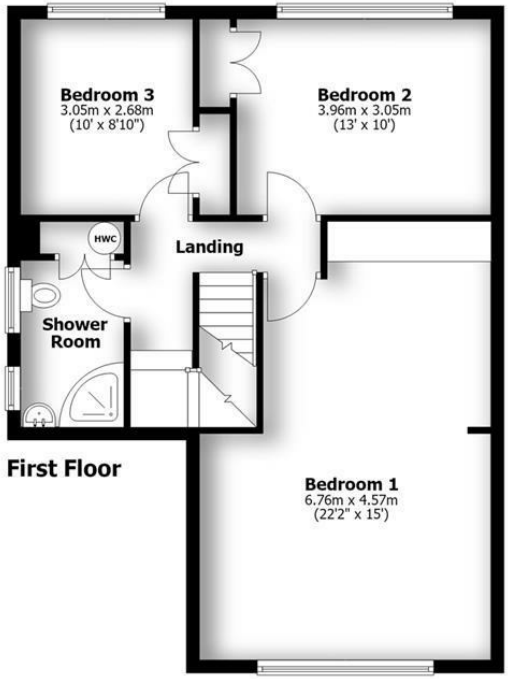
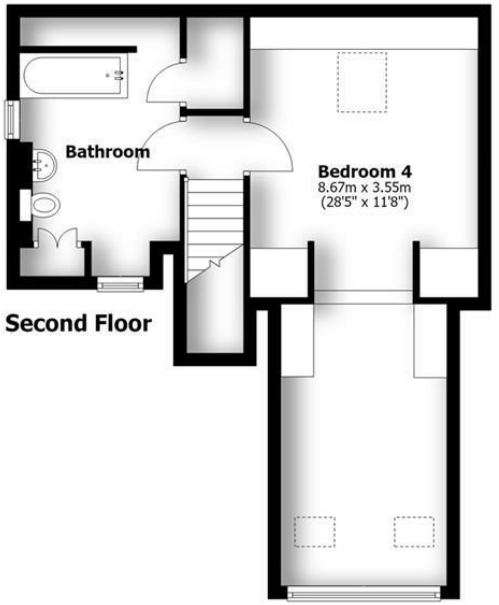
www.berrimaneaton.co.uk

Offers Around
£599,950

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.

17 BEECHWOOD DRIVE
WIGHTWICK

HOUSE:	1954sq.m.	2103sq.ft.
STORE:	8sq.m.	87sq.ft.
TOTAL:	**203.4sq.m.**	**2190sq.ft.**

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