

30 Alexandra Road, Wolverhampton, WV4 5UA

BERRIMAN EATON



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EPC : TO FOLLOW
WOMBOURNE OFFICE

DESCRIPTION

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LOCATION

Alexandra Road is a well-established road, a short distance from a range of local shops, pubs and cafes on and around the Penn Road. A train station and a more extensive range of amenities is afforded by Wolverhampton City Centre, which is easily accessible by car or bus. The area is well served by schooling in both sectors and the Penn Road (A449) gives excellent access to the motorway network.

ACCOMMODATION

The PORCH has a composite door with opaque and leaded panels and a wooden door with stained glass into the ENTRANCE HALL. This has a staircase rising to the first floor landing with wooden balustrades, additional stained glass window to the front elevation and door into the LIVING ROOM which has a double glazed bay window to the front elevation and radiator. The DINING ROOM has double glazed French doors onto the rear garden with top openers and radiator. The KITCHEN is fitted with a high gloss range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit with mixer tap with a range of integrated appliances including oven with gas hob and fitted extractor, washing machine, dishwasher, fridge, freezer and tumble dryer. There are double glazed windows to the rear and side elevations. There are spotlights, tiled floor, double glazed door to the rear garden, vertical radiator and a wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has double glazed window to the side elevation, wooden balustrades, a loft access with a pull down ladder and door into the BATHROOM which has a white suite which comprises bath with multi headed shower over and glazed screen, low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the side elevation, tiled floor and walls. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and door into the EN-SUITE which has a walk in cubicle, vanity wash hand basin, low level WC and heated ladder towel rail. DOUBLE BEDROOM 2 has a double glazed window and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

The property has a low dwarf wall with a gate giving access to a paved foregarden with planted borders and access to the entrance door and side gated access to the REAR GARDEN which is in need of cultivation, which has a lawned area, fencing to the boundary, fruit trees and planted borders. There is a timber framed GARAGE with a pitched roof and single glazed windows and parking to the rear.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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
The long term flood defences website shows very low risk

Tettenhall Office
01902 747744
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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 In The Region Of
£350,000

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.



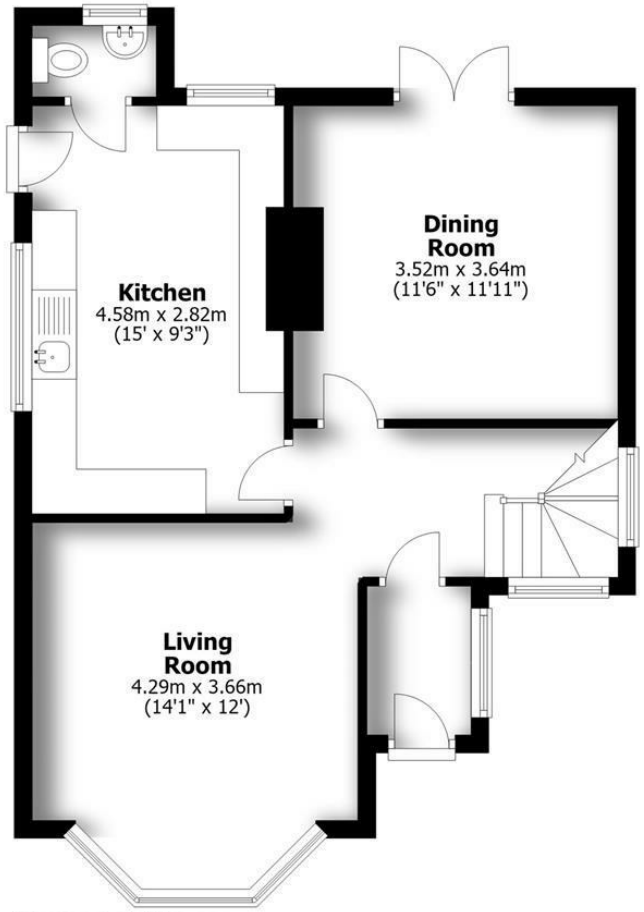



30 Alexandra Road

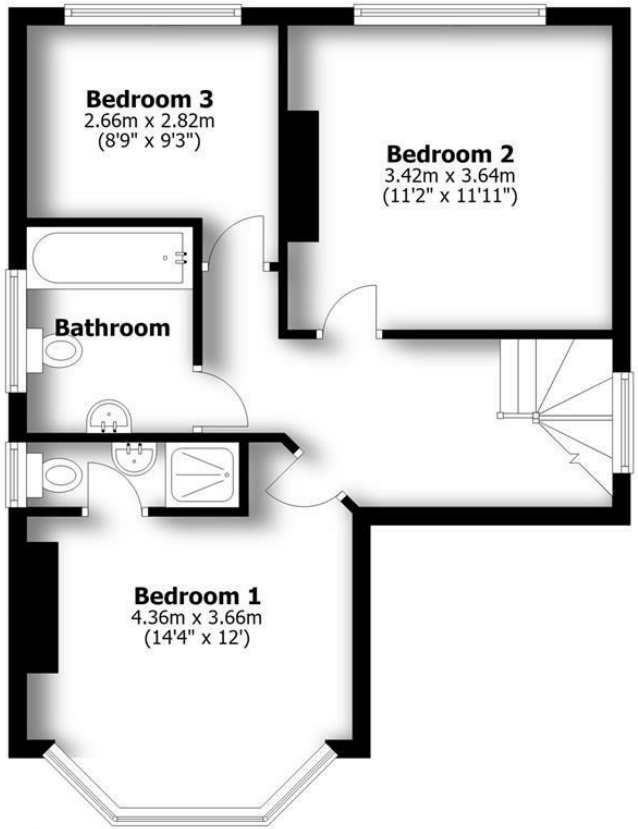
Wolverhampton

TOTAL: 94.3sq.m. 1015sq.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








welcome
HOME