

53 Goodwood Drive, Wolverhampton, WV10 6GH

BERRIMAN
EATON

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A well-presented three bedroom semi-detached property in an ideal location for access to the City Centre and the entire motorway network.

LOCATION

Built on the former Goodyear estate, Goodyear neighbourhood park is just a short distance away providing a childrens play area, basket ball court and two tennis courts. The A449 facilitates fast access to the city centre and the entire motorway network via both the M54 and M6.

DESCRIPTION

A conveniently located semi-detached property comprising a kitchen, guest cloakroom and lounge to the ground floor together with three bedrooms and two bath/shower rooms to the first floor. The property also benefits from off street parking, enclosed rear garden, gas central heating and double glazing throughout.

ACCOMMODATION

A composite front door opens into the HALL with a storage cupboard and GUEST CLOAKROOM with a WC and a wash basin with tiled splash back. The LOUNGE is a generous size with double glazed French doors and windows to the rear, a dining area and a built in storage cupboard. From the hall a further door opens into the KITCHEN which is fitted with wall and base mounted units with fitted work tops, a double glazed window to the front elevation, a sink and integrated appliances including a fridge and freezer, oven and a gas hob with an extractor fan above and a dishwasher.

The First floor LANDING has a built in storage cupboard. BEDROOM ONE is a double room with a double glazed rear window and an ENSUITE SHOWER ROOM with a shower cubicle, wash basin, WC and towel rail radiator. BEDROOMS TWO AND THREE also have double glazed windows to the front and rear elevations. The BATHROOM is well appointed and comprises a modern suite fitted with a panelled bath with a rainfall shower over, WC, wash basin, tiled walls, a towel rail radiator and a double glazed front window.

OUTSIDE

To the side of the property there is a DRIVEWAY providing off road parking and a gate opening into the easily maintained REAR GARDEN which is laid to lawn with a paved patio.

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 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
£237,500

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.

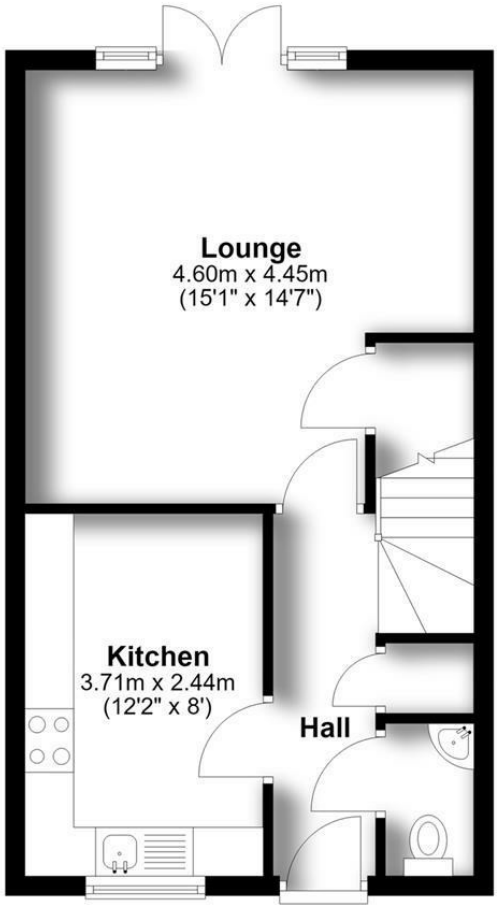




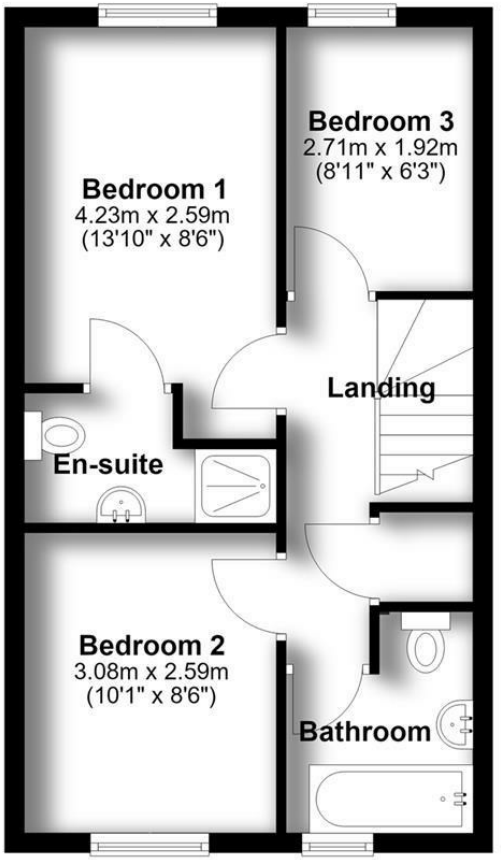

53 GOODWOOD DRIVE
WOLVERHAMPTON

TOTAL: 76.1sq.m. 819sq.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







