

30A Sedgley Road, Wolverhampton, WV4 5LE

BERRIMAN
EATON

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This is an executive detached family home occupying a unique position situated on a private road overlooking fields which is shared with only one other property. There is a driveway, a detached garage and an enclosed rear garden. The internal accommodation briefly comprises sitting room, living room, open plan kitchen with family area, separate utility and downstairs cloakroom/wc to the ground floor. To the first floor there are three double bedrooms, en-suite to the principal bedroom and a family bathroom. To the second floor there are two further large bedrooms. The property benefits from central heating, double glazing and no upward chain.

EPC : B

WOMBOURNE OFFICE

LOCATION

Sedgley Road is a desirable Road, just off Gospel End Road and offers convenient travelling to both the Penn Road (A449) and towards Sedgley and Dudley. Penn Common is a protected area on the border of South Staffordshire. It enjoys many bridle paths and public footpaths with an 18-hole private Golf Course. Within three miles of Wolverhampton City Centre, the property is ideally located for commuting to many of the major centres in the West Midlands including Dudley, Stourbridge and Birmingham. The wider area is well served by schooling in both sectors and for all age groups with St Bartholomew's Primary School within walking distance.

DESCRIPTION

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ACCOMMODATION

A double glazed door with opaque side panels opens into the SITTING ROOM which has a double glazed window to the front elevation, understairs storage cupboard and radiator. The LIVING ROOM has a double glazed bay window to the front elevation, two double glazed windows to the side elevation, vertical radiator, gas burner and doors into the KITCHEN/FAMILY ROOM. This is fitted with a range of high quality wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, central island which incorporates a breakfast bar, suspended extractor and gas hob. There is space for a large fridge/freezer, integrated oven and dishwasher. There are double glazed French doors onto the rear garden, double glazed window to the rear elevation, tiled floor, spotlights and door into the UTILITY. This has a fitted worksurface wall and base units and with plumbing and space for a washing machine and tumble dryer beneath, wall mounted central heating boiler, double glazed door and window to the side. There is a tiled floor. The CLOAKROOM has a low level WC, vanity wash hand basin with mixer tap, double glazed window to the side elevation and tiled floor. From the kitchen there is an INNER LOBBY which has a staircase which rises to the FIRST FLOOR LANDING.

This has wooden balustrades, double glazed window to the front elevation, storage cupboard and staircase rising to the second floor. The PRINCIPAL BEDROOM has double glazed French doors and a Juliette balcony, radiator and a walk in wardrobe. The EN-SUITE has a walk in shower cubicle, low level WC vanity wash hand basin with mixer tap, radiator and double glazed opaque window. DOUBLE BEDROOM 2 has double glazed French doors with a Juliette balcony and a radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation and radiator.

The staircase rises to the SECOND FLOOR LANDING which has access to DOUBLE BEDROOM 4 which has a double glazed window and skylight and radiator. DOUBLE BEDROOM 5 has a double glazed window and radiator.

OUTSIDE

There is shared access to a gravelled DRIVEWAY affording off road parking for several vehicles and access to a DETACHED GARAGE with an electronically operated roller shutter door. The REAR GARDEN has a full width patio, lawn area and walled boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire
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
£575,000

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.



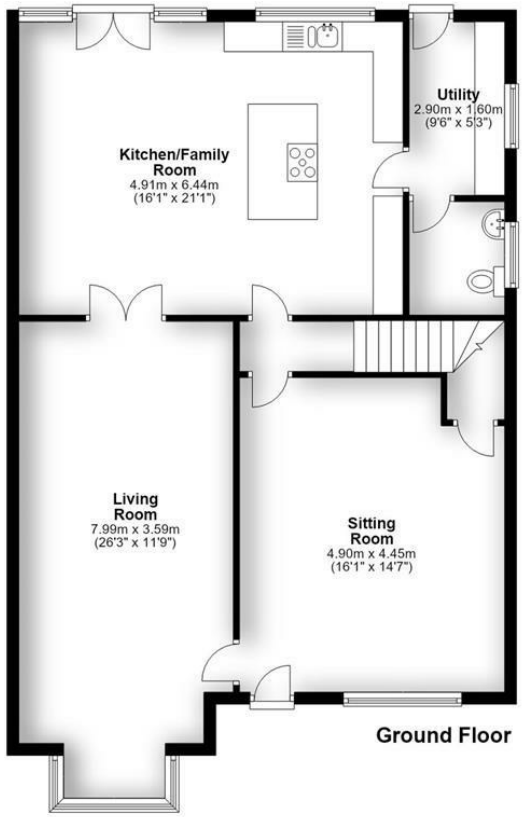



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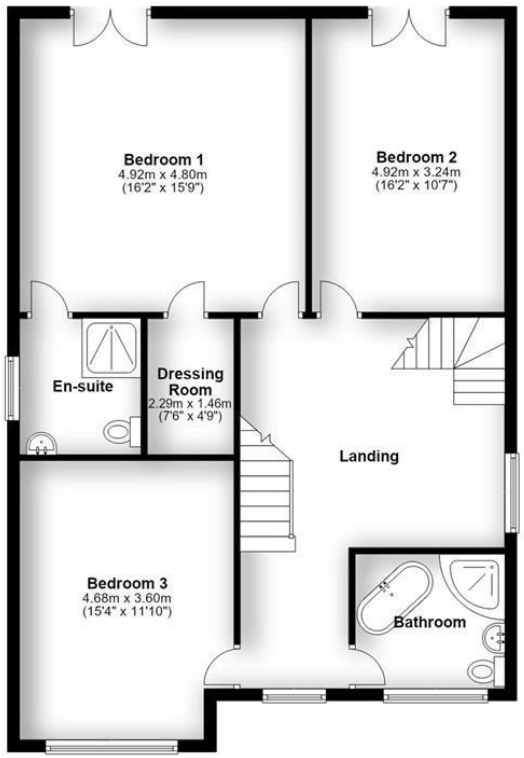
HOUSE:	245.9sq.m.	2647sq.ft.
GARAGE:	18.1sq.m.	195sq.ft.
TOTAL:	**264sq.m.**	**2842sq.ft.**

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

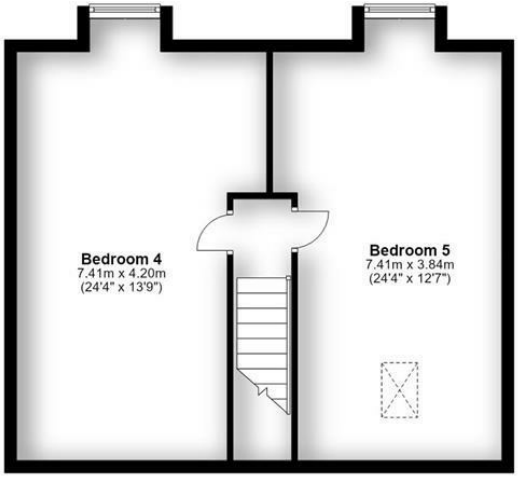




Ground Floor



First Floor



Second Floor







