



Manston Drive | Perton, Wolverhampton | WV6 7LT

OIRO £260,000



## Summary

Gent Properties are delighted to bring to market this deceptively large 4 bedroom, 3 bathroom semi-detached family home in the popular village of Perton, Wolverhampton.

This delightful property boasts fantastic schools (Perton First School and Perton Primary) and local amenities a stone's throw away with Sainsburys and the centre being within only half a mile. The property has been extended by the current owners by adding a porch and toilet to the front elevation, and a double story extension to the back adding a spacious dining room and utility to the ground floor and a large bedroom to the second floor. Whilst in need of cosmetic modernisation, the owner has kept the property in a good state of repair and it provides fantastic opportunities for a buyer to put their own stamp on it.

The property comprises of a porch with toilet to the right as you enter the property. Down the hallway can be found the large kitchen to the left and access to the integrated garage to the right that easily allows parking for a family car. The lounge is straight ahead, through which the study, dining room and utility can be found. The spacious and low maintenance south facing private garden to the rear is accessible via the utility.

Leading up the stairs to the first floor landing are four good sized bedrooms with a toilet and sink ensuite to the master, and a large family bathroom with separate shower and bath. There aren't any photos of the fourth bedroom or the study because the owner is in the process of clearing the property and these are currently being used as storage.

Viewing is encouraged to fully appreciate the size and opportunities this property provides.

## Key Features

Four Spacious Bedrooms

South Facing Garden

Popular Location

Deceptively Large







Measurements are approximate. Not to scale. For illustrative purposes only.

5 Manston Drive, Wolverhampton,  
WS6 7LT

Energy rating  
**C**

Valid until 04.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gent Properties endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions. However, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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