



31 Peverill Road, Perton, Wolverhampton, South Staffordshire, WV6 7PH



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A well positioned, spacious five bedroom family home within walking distance to Perton Village

## LOCATION

Peverill Road stands in a sought after position within the established and popular Perton development and lies within easy reach of the full range of amenities within the shopping centre. There is convenient travelling to Wolverhampton City Centre and the area is well served by schooling in both sectors.

## DESCRIPTION

The property is an extended semi-detached family home with an integrated garage, off road parking for several vehicles and low maintenance rear garden. The accommodation comprises extended lounge, separate dining room, fitted kitchen, laundry, downstairs cloakroom/wc, five bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating, double glazing and is presented to a high standard.

## ACCOMMODATION

There is an ENTRANCE PORCH with a UPVC double glazed door with side panels, tiled floor and entering through a further UPVC door with opaque insert and side panels into the HALLWAY which has laminate flooring and a staircase rising to the first floor landing. The LOUNGE has been extended and is now of a generous size with a double glazed sliding patio door overlooking the rear garden, and space and wiring for a wall-mounted electric fire. The DOWNSTAIRS CLOAKROOM is fitted with a low-level wc, wash hand basin and there is a UTILITY ROOM which has wall and base units, inset stainless steel sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and a wooden opaque glazed door to the side elevation. The KITCHEN BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated appliances including double oven and a dishwasher, space for a fridge freezer, fitted extractor fan, breakfast bar, understairs storage pantry, double glazed window to the front elevation and tiled splashback. The DINING ROOM has a sliding

patio door to the rear garden and laminate flooring.

The staircase rises to the first floor LANDING where there is loft access, built-in storage and a built-in wardrobe with hanging rail. The FAMILY BATHROOM is fitted with a white suite comprising bath with shower over and curved glass screen, low-level wc, vanity wash hand basin, double glazed opaque window to the front elevation, and a chrome heated ladder towel rail. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, fitted wardrobes with sliding, part-mirrored doors, laminate flooring and a door to the ENSUITE with a walk-in double shower cubicle, vanity wash hand basin, low-level wc, tiled walls and extractor. BEDROOM 2 is also of a generous size and has a double glazed window to the rear and a fitted wardrobe. BEDROOM 3 has a double glazed window to the rear and fitted shelving and BEDROOMS 4 AND 5 have double glazed windows to the front elevation.

## OUTSIDE

The property is approached over a large, tarmaced driveway affording off street parking for several vehicles and giving access to the INTEGRAL GARAGE which has an elevating door, wall mounted Worcester Bosch central heating boiler and there is a side, gravelled and well stocked border.

The REAR GARDEN benefits from a full width patio with decked area, and is landscaped for easy maintenance with gravelled area and borders, and fencing to the boundary.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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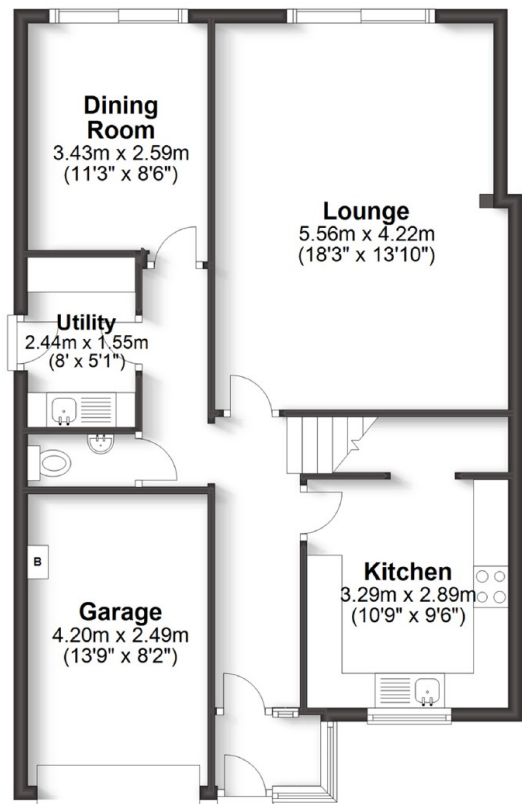
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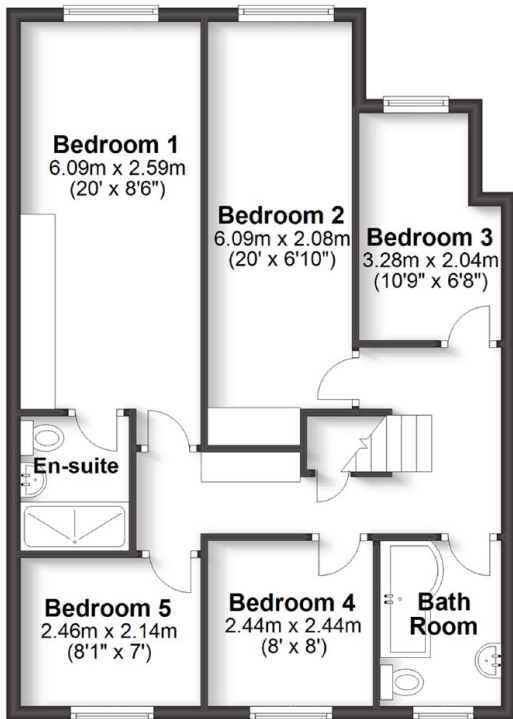
Offers around  
£250,000

**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.

**31 PEVERILL ROAD**  
**PERTON**



**Ground Floor**



**First Floor**

HOUSE: 125.3sq.m. 1349sq.ft.  
GARAGE: 10.8sq.m. 116sq.ft.  
**TOTAL: 136.1sq.m. 1465sq.ft.**

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





