



24 Maple Road, Bradmore, Wolverhampton, WV3 7JD

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An outstanding property which provides exceptionally spacious, extended accommodation over two floors with the potential for a self contained ground floor annex.

LOCATION

The property stands at the head of Maple Road which is a small cul-de-sac located in a popular and highly regarded area. A comprehensive range of amenities are available within Bradmore itself with the picturesque open spaces of Bantock Park being nearby. There is convenient travelling to the city centre and the area is well served by schooling making this an ideal family home.

DESCRIPTION

24 Maple Road has been skilfully extended over the years to create an outstanding residence with exceptional and spacious accommodation throughout. The ground floor living space is particularly versatile with two good reception rooms, a large conservatory, a dining kitchen and a superb further entertainment room with an adjoining shower room providing the potential for a self contained annex for dependent relatives.

The house is beautifully presented throughout and has been appointed to an excellent specification with kitchen and bathroom suites of quality and tasteful décor.

The house stands in a fine corner plot and benefits from a surprisingly large garden to the rear. The property benefits from double glazing and gas fired central heating.

ACCOMMODATION

A panelled front door opens into the HALL with a secondary glazed original leaded window to the front, laminated flooring and dado rail. There is a SITTING ROOM with a walk in double glazed bay window to the front, laminated flooring and living flame gas fire with grey painted Adams style fireplace and decorative ceramic tiled slips, laminated flooring and coved ceiling. The LOUNGE has an open fireplace, laminated flooring and bifold doors opening into the CONSERVATORY which is fully double glazed with ceramic floor tiling, doors to the garden and a door to the ground floor CLOAKROOM with a white suite of WC and wash basin, integrated ceiling lighting and ceramic tiled floor. The DINING KITCHEN is well proportioned with ample space for informal dining and a comprehensive range of wall and base mounted cupboards, space for a range style cooker with filtration unit above, plumbing for a dishwasher, an integrated washing machine, a double glazed window overlooking the rear garden, integrated ceiling lighting, storage cupboard with a wall mounted gas fired central heating boiler and an internal double glazed window and door to the ANNEX /

ENTERTAINMENT ROOM which is a super and versatile area with a large room with laminated flooring, integrated ceiling lighting and a solid fuel burning stove, double glazed French doors to the garden and a door to the SHOWER ROOM with a well appointed suite with a shower with rainfall head and separate hose, pedestal basin and WC, integrated ceiling lighting and laminated flooring. There is a UTILITY ROOM which could potentially be converted to provide a small kitchenette with double glazed window, integrated ceiling lighting and laminated flooring.

A staircase from the hall rises to the first floor landing with dado rail and access to the roof space. BEDROOM ONE is a good double room in size with a light through aspect with double glazed windows to both the front and rear and a built in double wardrobe. BEDROOM TWO is, again, a good double room in size with a double glazed window to the front and a floating wall panel with recess and wiring for a wall mounted TV. BEDROOM THREE is a double room in size with a double glazed window overlooking the rear garden and open fronted wardrobe and laminated flooring. BEDROOM FOUR has a double glazed window to the front, open wardrobe area with hanging rail and shelving and integrated ceiling lighting. The BATHROOM has a well appointed suite with a panelled bath with mixer tap with shower attachment, WC with concealed flush and a vanity unit with wash basin with cupboards below and above, part tiled walls with coloured glass inserts, a double glazed window, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

The property stands behind a DRIVEWAY to the front providing off street parking. To the rear of the property is a surprisingly large GARDEN with timber decked terracing to the rear of the house and a further, substantial paved entertaining terrace to the side, a shaped lawn with stocked beds and borders and a further area of gravel garden to the rear providing a storage and work area.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND A - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

NB

In accordance with the relevant legislation it is hereby disclosed that the sellers of the property are related to a member of staff at Berriman Eaton Ltd.

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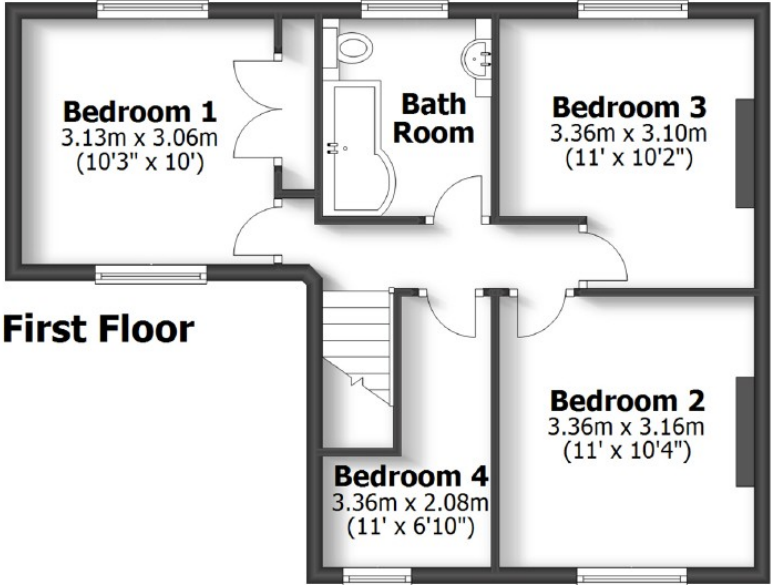
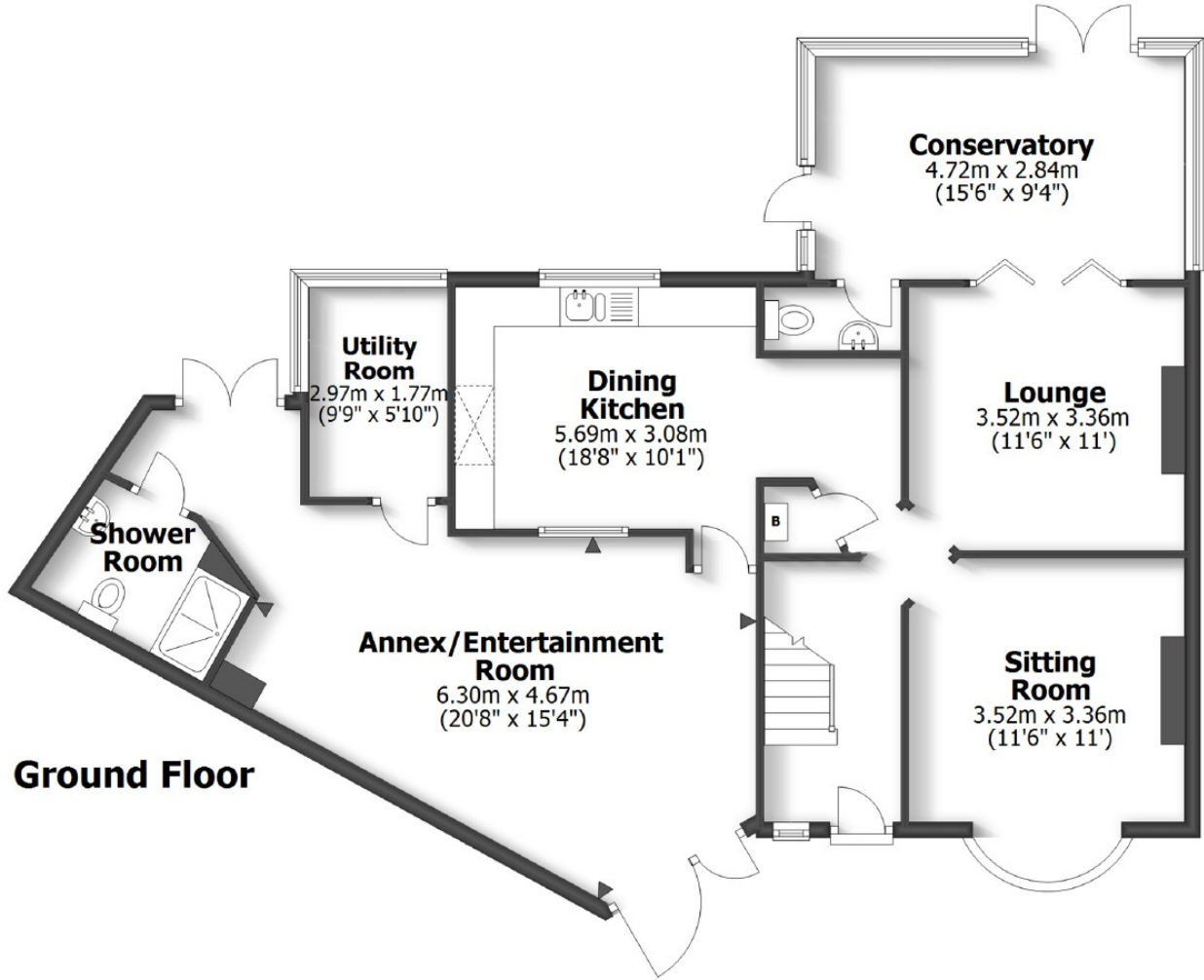
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Offers around
£264,950

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.

24 MAPLE ROAD
BRADMORE



TOTAL: 149.1sq.m. 1605sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE





