



9 The Pastures, Perton, Wolverhampton, WV6 7UJ



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A particularly well located and well proportioned family home standing in a sought after address within a highly regarded area.

LOCATION

The Pastures is a small cul-de-sac in a highly regarded address within Perton which is renowned for its excellent facilities and superb schooling. The further amenities afforded by Tettenhall and Codsall Village Centres are nearby, and Wolverhampton City Centre is within convenient travelling distance and rail services run from Codsall Station with direct connections to Birmingham.

DESCRIPTION

9 The Pastures is a well presented family home with well proportioned four bedroomed accommodation over two floors. The property benefits from modern kitchen and bathroom suites, double glazing and there is gas fired central heating. The property stands in a superb corner plot with a large frontage providing parking for several vehicles and a good size garden to the rear which enjoys a comparatively high degree of privacy.

ACCOMMODATION

A double glazed front door with windows to either side opens into the HALL with ceiling coving and a door to the LOUNGE which is a good size room with a square, walk in double glazed bay window to the front elevation, a living flame coal effect gas fire with elegant surround and ceiling coving. The DINING ROOM is, again, a well proportioned room with double glazed patio doors and a double glazed window to the garden, laminated flooring and ceiling coving. The KITCHEN has a full range of wall and base mounted Shaker style cupboards with a stainless steel four ring gas hob with filtration unit above, a stainless steel electric Bosch double oven, an integrated fridge, plumbing for a washing machine, tiled floor, a double glazed window to the rear, a

double glazed side door and a door into an INNER LOBBY with an internal door to the garage and a GUEST CLOAKROOM with white suite with WC and wall hung wash basin, a double glazed window and a chrome towel rail radiator.

A staircase rises from the hall to the part galleried landing with access to the roof space and a linen cupboard. BEDROOM ONE is a good double room in size with a walk in square double glazed bay window to the front and fitted wardrobes. There are THREE FURTHER GOOD SIZE BEDROOMS, two of which have built in wardrobes and a well appointed BATHROOM with a panelled bath with electric shower over, WC and pedestal basin, tiled walls, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator.

OUTSIDE

9 The Pastures stands in a good sized corner plot with an extensive DRIVEWAY laid in imprinted concrete providing ample off street parking for several vehicles. There is a GARAGE with an elevating door, concrete floor, electric light and power and a wall mounted Worcester Bosch gas fired combination central heating boiler. There is gated side access to the rear garden with an extensive, paved terrace, shaped rear lawn, stocked beds and evergreens to the borders helping to secure a comparatively high degree of privacy.

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

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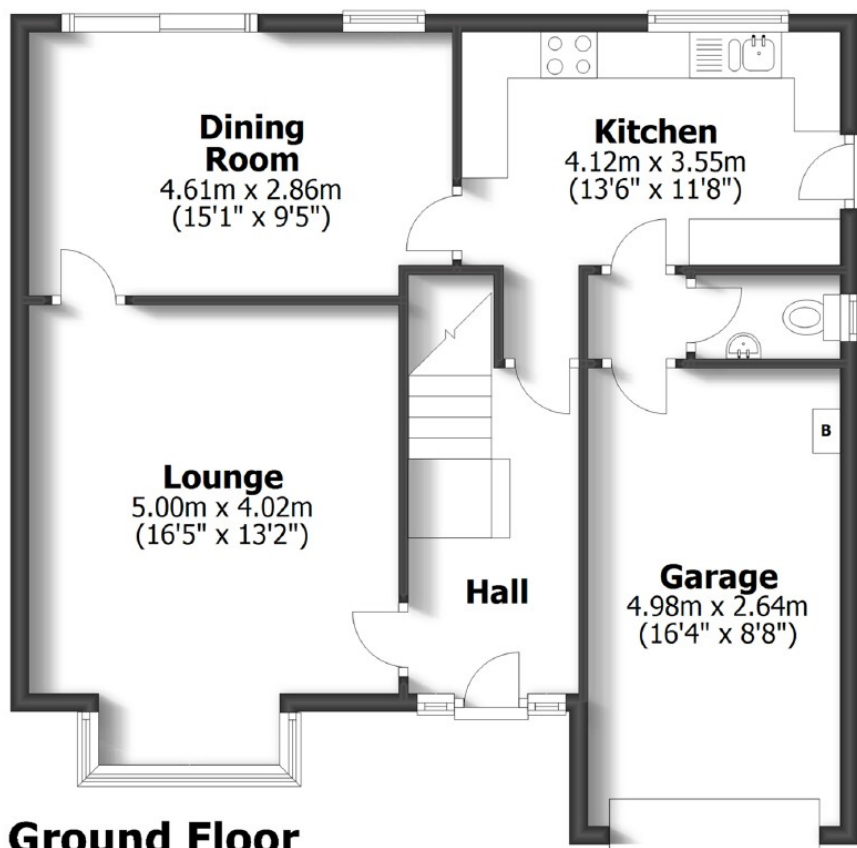
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



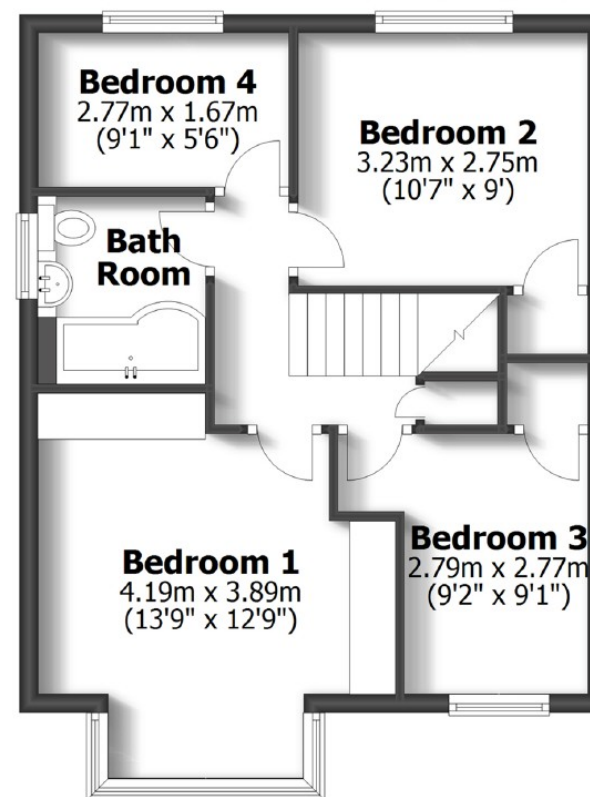
9 THE PASTURES PERTON

HOUSE: 100sq.m. 1076sq.ft.
 GARAGE: 13.2sq.m. 142sq.ft.
TOTAL: 113.2sq.m. 1218sq.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

