



Gainsborough Drive  
Perton  
Wolverhampton  
WV6 7NR

**Offers In Region Of £330,000**

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**

Extended detached home with outstanding ground floor accommodation, ideal to create an independent living area with bedroom, dressing room and en-suite shower room. Available with no onward chain and occupying a substantial corner plot the further accommodation includes two living rooms, modern dining kitchen, guest cloakroom, three first floor bedrooms, bathroom and garage.

**ENTRANCE PORCH** Part-glazed door into the hallway.

**HALLWAY** Laminate flooring, storage cupboard.

**INNER HALL** Radiator, staircase to the first floor landing and door into the sitting room.

**SITTING ROOM 15' 0" x 11' 9" (4.58m x 3.59m)**

Double-glazed window to the front, radiator and doorway to the dining kitchen.

**DINING KITCHEN 15' 2" x 10' 7" (4.63m x 3.25m)**

Double-glazed bow window to the front, radiator, ceiling down-lights, part tiled walls, useful pantry and doors to the rear garden and rear living room. The modernised kitchen is fitted with a range of wall, drawer and base units with work surfaces above incorporating a stainless steel sink and built in electric oven.

**REAR LIVING ROOM 23' 5" x 11' 11" (7.15m x 3.64m)**

Double-glazed sliding patio doors to the side and rear, two radiators and a door to the hallway.

**UTILITY 8' 4" x 6' 11" (2.56m x 2.11m)**

Double-glazed window to the rear, radiator, part tiled walls and a fitted roll edge counter top work surface with space for a washing machine and tumble dryer beneath.

**GUEST CLOAKROOM** Close-coupled w.c and wash hand basin with splash back tiling.

**BEDROOM 14' 6" x 9' 1" (4.44m x 2.77m)**

Double-glazed window to the rear and a radiator.

**DRESSING ROOM 12' 5" x 7' 8" (3.79m x 2.35m max, 1.78m min)**

Radiator.

**SHOWER ROOM** Tiled walls, towel rail, corner shower enclosure, pedestal wash hand basin and close-coupled w.c.

**FIRST FLOOR LANDING** Double-glazed window to the rear, loft access hatch, built in store cupboard and doors to:

**BEDROOM ONE 10' 10" x 8' 5" (3.31m x 2.57m)**

Double-glazed window to the front, radiator and built in wardrobe with sliding mirror doors.

**BEDROOM TWO 13' 3" x 8' 5" (4.04m x 2.57m)**

Double-glazed window to the front and radiator.

**BEDROOM THREE 9' 10" x 6' 5" (3.01m x 1.98m)**

Double-glazed window to the rear, radiator and store cupboard.

**BATHROOM** Double-glazed obscure window to the side, towel rail and white suite comprising panelled bath with mixer tap and shower above, pedestal wash hand basin and close-coupled w.c.

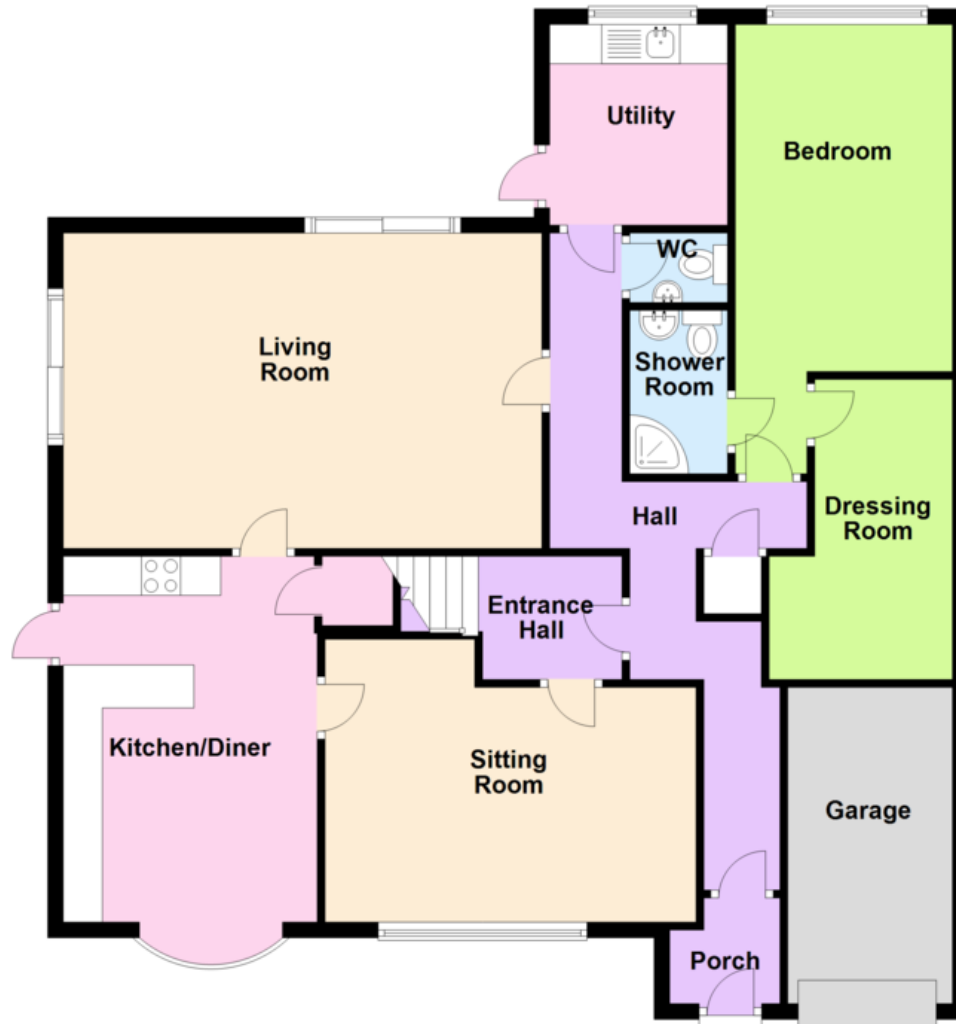
**GARDEN** Well screened low maintenance gardens to the side and rear.

**GARAGE** Up and over door to the front.

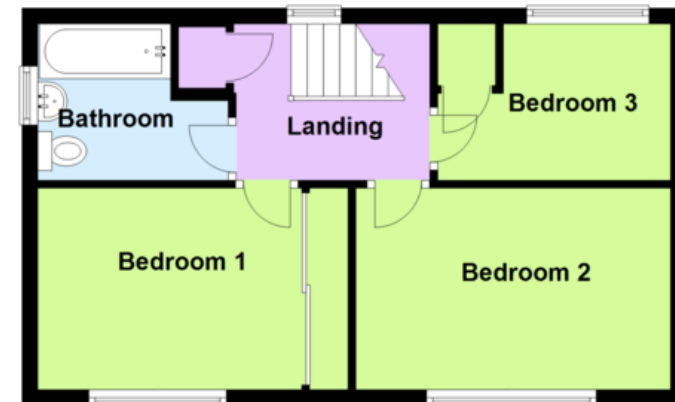


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### Ground Floor



### First Floor



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