



48 Richmond Drive, Perton, Wolverhampton, WV6 7RR



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A two bedroom bungalow located on a small spur driveway off Richmond Drive close to the heart of Perton itself

LOCATION

48 Richmond Drive is in 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

The property has an attractive, gabled elevation and stands well within its delightful grounds. It offers well proportioned accommodation with two bedrooms along with two reception rooms, kitchen and a shower room. There is a drive to the front providing off road parking, low maintenance garden to the rear and the benefit of a laundry area.

Internally the property is reasonably well appointed but provides the scope for buyers to personalise the accommodation to their own tastes and preferences. There are double glazed windows and gas fired central heating.

ACCOMMODATION

A double glazed front door opens into the HALL with access to the loft. The LOUNGE has a gas fire set in a brick fireplace with tiled hearth, coved ceiling and a double glazed window to the front and the KITCHEN has a range of wall and base units with roll top working surfaces, tiled splashback, sink and drainer, space for a fridge, freezer, gas cooker and a dishwasher, double glazed windows to two elevations and a linen cupboard with slatted shelving housing the wall mounted boiler. The PRINCIPAL BEDROOM is a good size double room with two double built in wardrobes, double

glazed window to the rear, coved ceiling and paddle fan light. BEDROOM TWO has wood laminate flooring, coved ceiling, a double glazed window to the rear and a glazed door to the GARDEN ROOM with coved ceiling, electric fire and a double glazed door and window to the rear garden. The SHOWER ROOM has a corner tiled shower cubicle with electric shower, vanity unit with a wash basin set in the vanity shelf with drawers and cupboards beneath, WC, part tiled walls, coved ceiling, extractor fan and two windows to the front.

OUTSIDE

48 Richmond Drive sits behind a shaped lawn with planted shrubs and a DRIVEWAY laid in tarmac to the side leading to the brick arched carport with bin area and a LAUNDRY AREA with plumbing for a washing machine, space for a tumble dryer and storage areas.

There is gated side access to the REAR GARDEN with a paved patio with a low rise wall leading to the lawn with a planted border, steppingstone path to the rear seating area and an area of hard standing for a shed and greenhouse.

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

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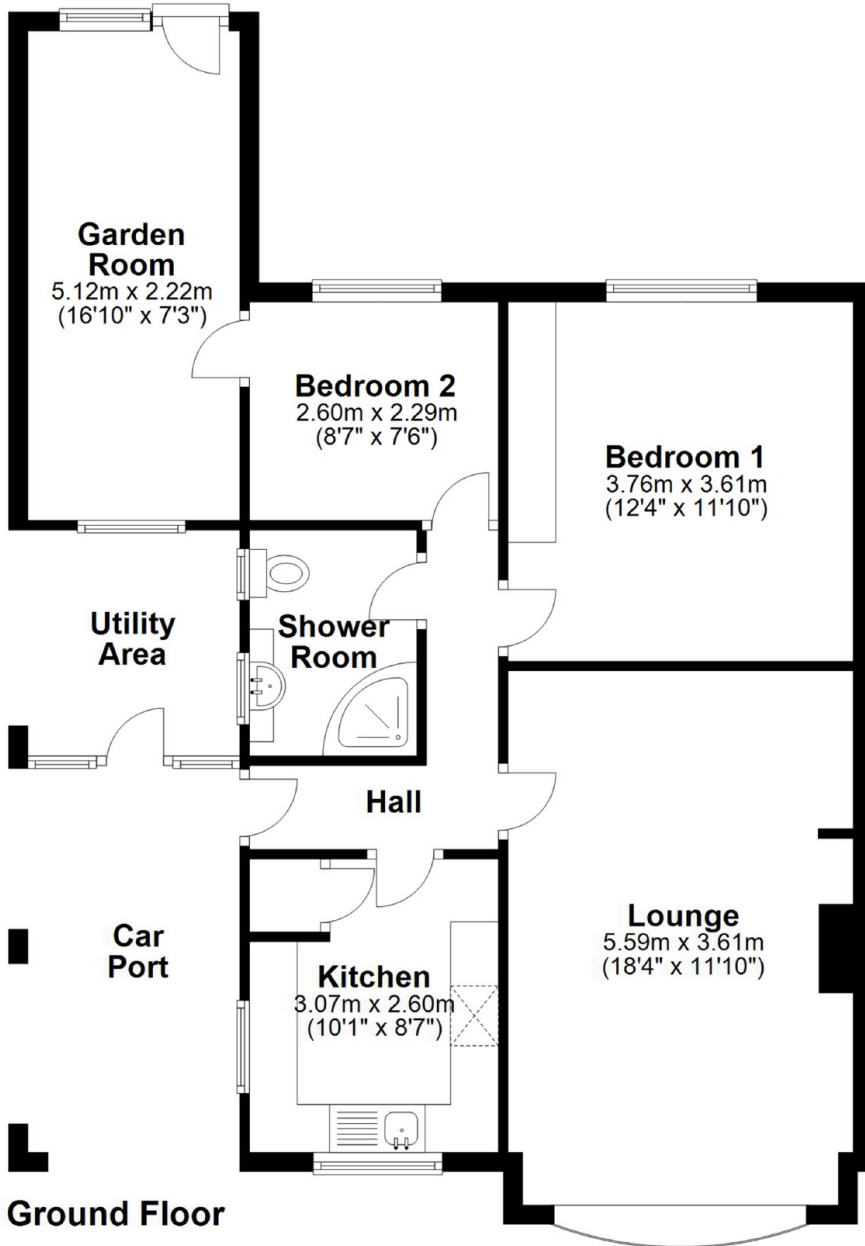
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£259,950

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.

48 RICHMOND DRIVE PERTON



TOTAL: 69.9sq.m. 752sq.ft.
(EXCLUDING CAR PORT & UTILITY AREA)
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



