



10 Dewsbury Drive, Wolverhampton, WV4 5RQ

BERRIMAN  
EATON

# 10 Dewsbury Drive, Wolverhampton, WV4 5RQ

This is a modernised and extended detached family home with off-road parking, garage and private rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, kitchen dining and family area with separate utility to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

The property is situated on a popular road between Sandhurst Drive and Links Road. There are a wide range of local facilities available nearby within Penn itself which are ample for everyday needs and which include excellent schooling. The city centre is within easy reach and regular bus services run along the length of the Penn Road.

## DESCRIPTION

This is a modernised and extended detached family home with off-road parking, garage and private rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, kitchen dining and family area with separate utility to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The PORCH is accessed through a UPVC double glazed door which leads into the ENTRANCE HALL through a further UPVC door with double glazed opaque inserts, the staircase rises to the first floor landing and has an understairs storage cupboard. The LOUNGE has a double glazed window to the front elevation, vertical radiator, gas log burner and doors into the open plan KITCHEN/DINING AREA. This has been extended with a vaulted ceiling, double glazed windows to the rear elevation, double glazed Velux skylights and double glazed door into the garden. The KITCHEN is fitted with a modern range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap and space for a Range style oven with fitted chimney extractor. Integrated appliances include wine cooler dishwasher, microwave and freezer. There is space for a large capacity fridge with plumbing. The UTILITY has a close coupled WC, vanity wash hand basin and mixer tap, plumbing for a washing machine and double glazed opaque window to the side elevation and door into the GARAGE. This has an elevating door and a UPVC door to the side passage.

The staircase rises to the FIRST FLOOR LANDING which has a loft access with fitted ladder. DOUBLE BEDROOM 1 is fitted with a range of Hammonds wardrobes, double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator and recess over the stairs with a cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises a roll edge bath, large walk in shower cubicle, vanity wash hand basin and mixer tap, soft close, close coupled WC heated ladder towel rail and two double glazed opaque windows.

## OUTSIDE

To the front of the property there is a landscaped driveway providing OFF ROAD PARKING for several vehicles. The REAR GARDEN has a paved patio, lawn and enclosed fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low risk.

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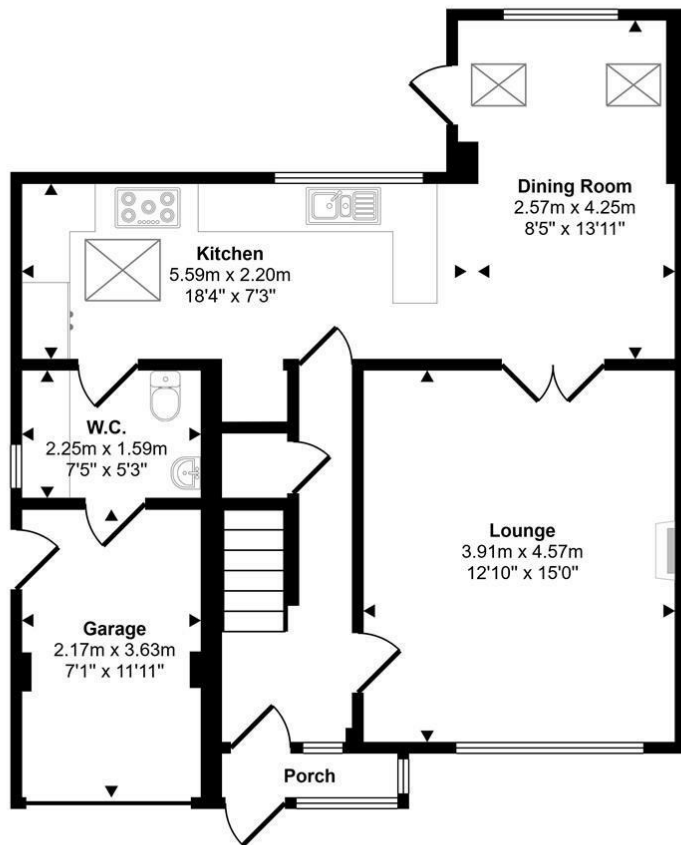
Offers In The Region Of  
£350,000

EPC: D

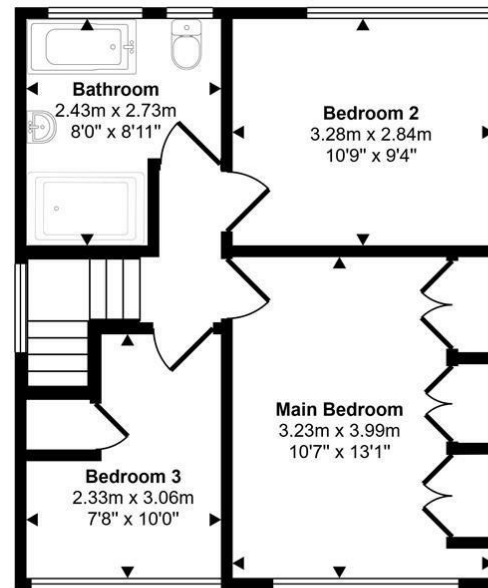
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



Approx Gross Internal Area  
107 sq m / 1147 sq ft



Ground Floor  
Approx 66 sq m / 715 sq ft



First Floor  
Approx 40 sq m / 433 sq ft

