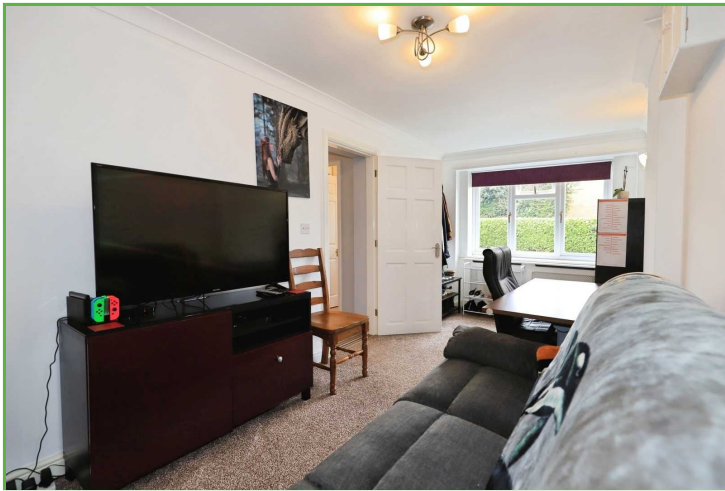
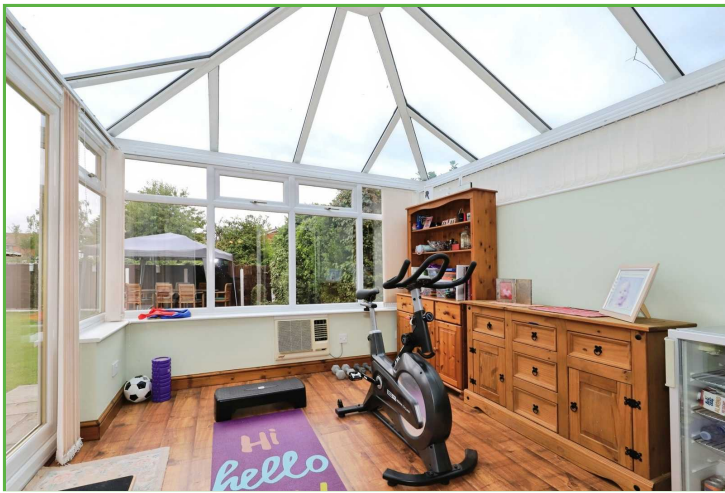




Lytham Road, Perton,
Wolverhampton, Staffordshire,
WV6

Asking Price: £550,000

Tenure: Freehold



your-move.co.uk

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Asking Price: £550,000 Tenure: Freehold

Council Tax Band: E

EPC Rating: C

Local Authority: South Staffordshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND COMPOSITION OF THIS EXTENDED SEVEN BEDROOM EXECUTIVE DETACHED HOUSE OCCUPYING A MOST SOUGHT AFTER LOCATION ON THE FRINGE OF THE PERTON AREA. THIS PROPERTY HAS A WEALTH OF FEATURES WITH A PLOT SIZE OF 0.14 ACRES, THROUGH HALLWAY. TWO RECEPTION ROOMS. CONSERVATORY. AN ENSUITE AND MAIN BATHROOM. GROUND FLOOR BEDROOM SEVEN ALONG WITH OUTSIDE A DOUBLE GARAGE/DRIVEWAY FOR PLENTY OF PARKING APPEALING TO MANY BUYERS LOOKING FOR A FAMILY HOME

Description

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CONSERVATORY with an air conditioning unit and having double doors leading on to the rear garden. The KITCHEN is well appointed with a range of wall and base units with surfaces over, space for appliances and a door leading to the LARGE UTILITY ROOM with plenty of cupboards, walk in larder unit and access to the rear garden. FIRST FLOOR: A LARGE LANDING with loft access and a storage cupboard. SIX GOOD SIZED BEDROOMS with bedroom one having a range of fitted wardrobes and benefits from AN ENSUITE SHOWER ROOM W/C, there is also a further BATHROOM W/C. OUTSIDE: A PARTICULAR FEATURE is the grounds for this property. There is AN ENCLOSED REAR GARDEN with plenty of lawn areas, patio areas, and two side access points giving further patio areas and leads to the front where the SPACIOUS DRIVEWAY AND DOUBLE GARAGE with an electric opening door provides plenty of off road parking. EPC GRADE C

Location

Lytham Road is situated in a sought after location on the fringe of the Perton development with access to local amenities. The town centre of Wolverhampton city centre is approximately five miles away, and the M54 and M6 motorways are within commuting distance.

Entrance Porch

Double glazed door.

Through Hallway

Entrance double glazed door, radiator, understairs storage.

Cloakroom W/C

Two piece suite, radiator, double glazed window.

Lounge

20' x 13'6" (6.1m x 4.11m)

Double glazed bay window, radiator, feature fireplace with a gas fire.

Dining Room

11'9" x 10'11" (3.58m x 3.33m)

Double glazed patio door leading into the conservatory, radiator.

Conservatory

10'7" x 9'11" (3.23m x 3.02m)

Air conditioning unit, double doors leading to outside.

Kitchen

14'1" x 8'10" (4.3m x 2.7m)

Wall and base units with surfaces over, space for appliances, radiator, double glazed window.

Utility Room

11'6" x 7'10" (3.5m x 2.4m)

Wall and base units with surfaces over, plumbing for appliances, larder unit, double glazed window, double glazed door to outside, radiator.



For full EPC please contact the branch.

Bedroom Severn/Office

19'8" x 8' (6m x 2.44m)

Double glazed window, radiator.

Stairs To:

First Floor Landing

17'5" x 8'6" (5.3m x 2.6m)

Loft access, airing cupboard.

Bedroom One

16.79ft x 12.98ft

Built in wardrobes, radiator, double glazed bay window.

Ensuite Shower Room W.C

6.59ft x 5.16ft

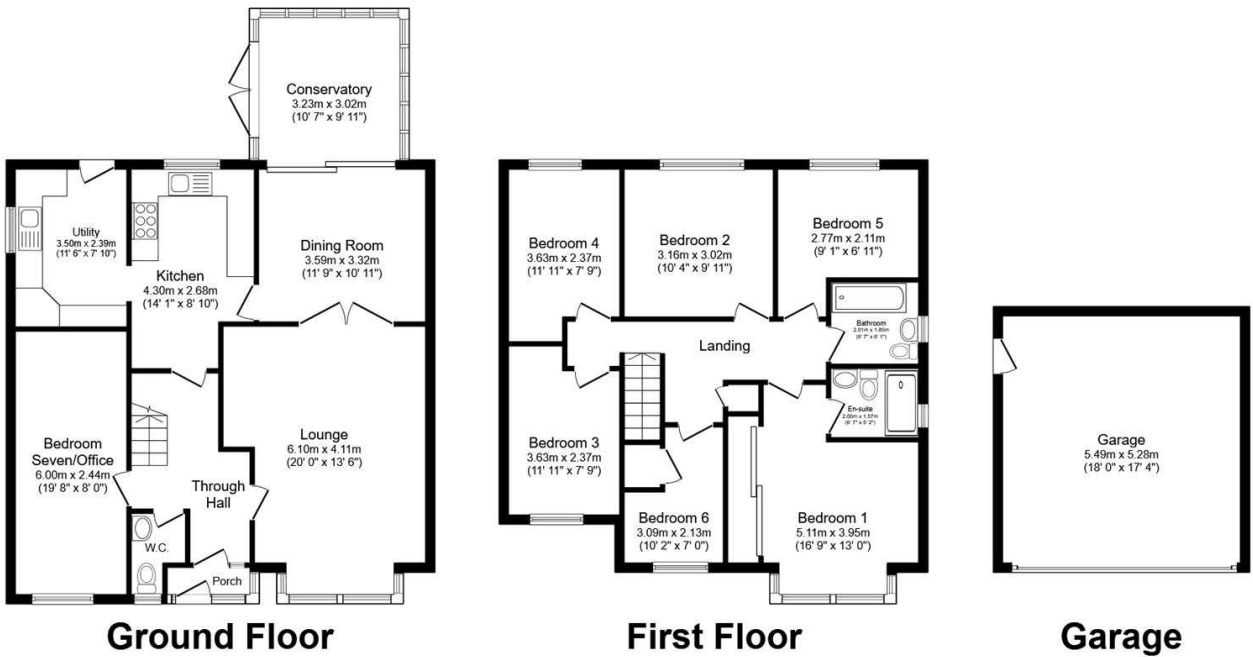
Double shower, low level w/c, pedestal sink, heated towel radiator, double glazed window.

Bedroom Two

10'4" x 9'11" (3.15m x 3.02m)

Rear facing, double glazed window, radiator.

Bedroom Three



Total floor area 164.3 sq.m. (1,769 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com