

Rees Page



28 Tibberton Close, Merry Hill, Wolverhampton, WV3 7JW

Situated to the popular south-west of Wolverhampton, with a wealth of local amenities to hand. This detached family residence is set within a cul-de-sac and commands viewing for full appreciation.

In brief, the accommodation includes living Room, dining room, kitchen, conservatory, WC, garage, three bedrooms and a bathroom.

To the fore is a driveway and an enclosed garden to the rear.

The property benefits further from double glazing and radiator central heating (both where specified) and is offered with no upwards chain.

Offers invited for consideration.

Offers Around

£275,000



Entrance

Is made to the side via a uPVC double glazed door into

Reception Hall

With a ceiling light, coving, telephone point and doors into

Kitchen

8' 3" x 7' 5" (2.51m x 2.26m)

With a range of fitted wall and base units, roll edge work surfaces, tiled splashbacks, inset sink and drainer, Stoves gas cooker, extractor hood, understairs cupboard, ceiling light, double glazed front window and further door into



Dining Room

13' 0" max x 9' 9" min (3.96m x 2.97m) / 8' 7" max x 4' 4" min (2.62m x 1.32m)

With a ceiling light, coving, radiator, built in cupboard, double glazed front window and further door into

Lounge

16' 6" max x 11' 7" (5.03m x 3.53m)

With two ceiling lights, coving, marble fireplace with electric fire, TV point, radiator, further door to hallway and double glazed door into



Conservatory

8' 5" x 6' 8" (2.57m x 2.03m)

With double glazed windows and door to rear garden, built-in store cupboard and door into

Garage

17' 5" x 8' 1" (5.31m x 2.46m)

With a ceiling strip light, shelving, meters, plumbing for a washing machine, door into WC, plus double doors to front driveway.

WC

With a ceiling light, double glazed rear window, hand wash basin and WC.

Stairs rise from the hallway to a first floor

Landing

With a ceiling light, loft access hatch, airing cupboard with Ariston boiler and doors into



Bedroom One

11' 5" min x 9' 6" min (3.48m x 2.90m)

With a ceiling light, coving, built in wardrobes, radiator, TV point and a double glazed rear window.

Bedroom Two

10' 1" x 10' 0" (3.07m x 3.05m)

With a ceiling light, coving, built in wardrobes, radiator, TV point and a double glazed front window.

Bedroom Three

8' 9" x 6' 10" (2.67m x 2.08m)

With a ceiling light, coving, radiator and double glazed rear window.

Wet Room

6' 4" max x 5' 5" min (1.93m x 1.65m)

Having an open shower area, tiled walls, wash basin, WC, radiator, ceiling light and a double glazed front window

OUTSIDE

To the rear is an enclosed garden with patio, lawn, borders, wall light, cold water tap and shed.

To the fore and side is a tarmacadam driveway, providing off road parking and access to the garage.

Location

Situated off Trysull Road, to the popular southwest of Wolverhampton and with a wide range and wealth of local amenities to hand

For SATNAV please use the postcode WV3 7JW

NB

The property forms part of an Estate and Probate has been granted.

There is no upwards chain.

Fixtures & fittings i.e. curtains, carpets, light fittings and blinds will be left in situ as seen.

Any remaining contents are negotiable or will be removed prior to completion.

Offers are invited for consideration.

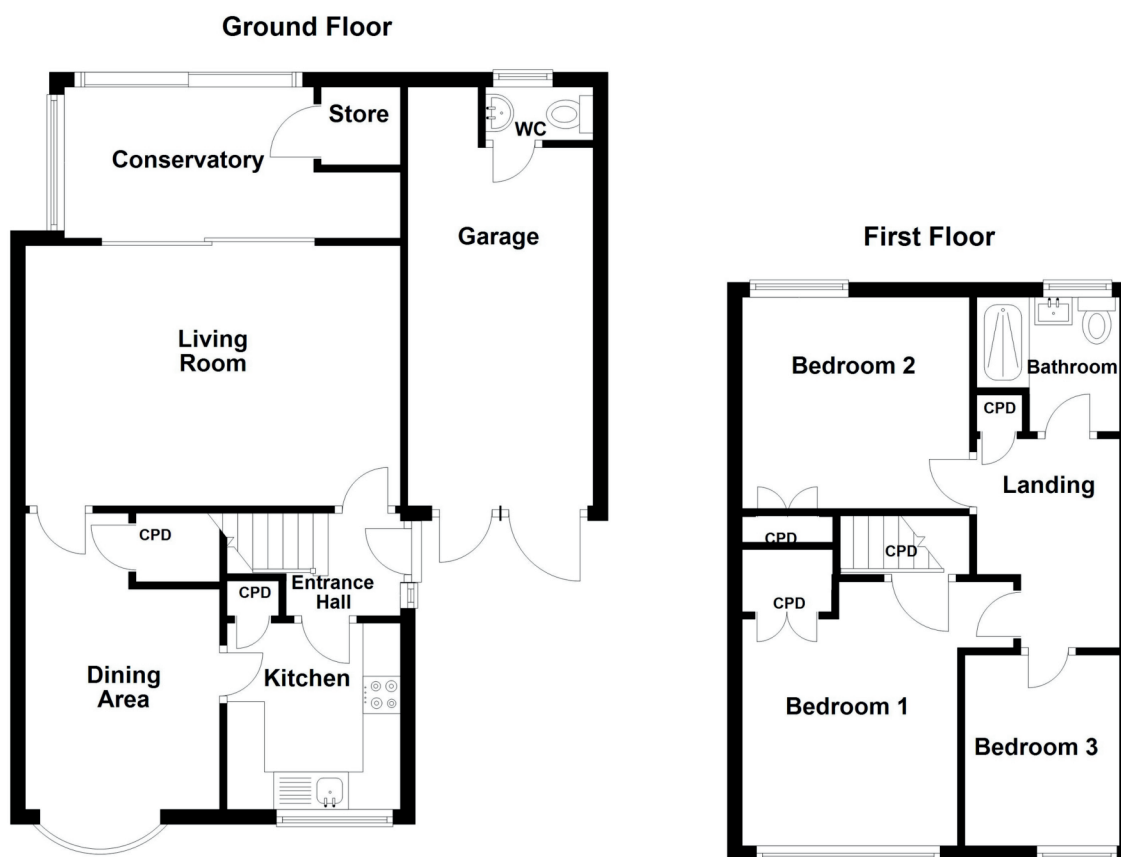
Council Tax: Wolverhampton Band C

Title: Freehold

Energy Performance Rating: D



Total Floor Area = 62 square metres



28 Tibberton Close, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577777

Email: sales@reespage.co.uk

Rees Page

www.reespage.com

01902 577775