



5 PETERDALE DRIVE WOLVERHAMPTON, WV4 5NY

OFFERS IN THE REGION OF £306,000
FREEHOLD

Well presented three bedroom semi-detached home available with No Onward Chain situated in an extremely sought after cul-de-sac location within walking distance of highly regarded St. Bartholomew's Primary School and nearby Penn Common. The property features spacious and extended family accommodation throughout comprising entrance porch, hallway, separate living and sitting rooms, kitchen, utility, office/sun room, three bedrooms, family bathroom, garage and an enclosed garden to the rear. A driveway to the front provides off road parking.



5 PETERDALE DRIVE

- Available With No Onward Chain • Sought After Cul-De-Sac Location • Close To A Range Of Local Amenities • Driveway Providing Off Road Parking • Within Walking Distance Of Highly Regarded St. Bartholomew's Primary School • Enclosed Rear Garden • Ideal Family Home • Garage With Office/Store Behind • EV Charging Port



APPROACH

The property is approached via a block paved driveway providing off road parking with an adjacent lawned foregarden. There is also a fitted EV charger.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Radiator, built in storage cupboard, staircase to the first floor landing and doors to the living room, sitting room and kitchen.

SITTING ROOM

12'5" into bay x 10'11"

Double glazed window to the front, radiator and double doors to the living room.

LIVING ROOM

12'5" x 10'7"

Double glazed double doors to the rear, radiator and double doors to the sitting room.

KITCHEN

9'3" x 7'3"

Double glazed window, radiator, opening to the utility room, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is a built in electric oven with 4 ring hob above and plumbing for several appliances.

UTILITY ROOM

6'11" x 6'1"

Two double glazed windows, fitted work surface with space beneath for several household appliances and a door to the office/sun room.

OFFICE/SUN ROOM

Door to the rear, power points, lighting and an opening to the garage.

FIRST FLOOR LANDING

Window to the side, loft access hatch and doors to:

BEDROOM ONE

13'1"x into bay x 10'11"

Double glazed window to the front and radiator.

BEDROOM TWO

12'5" x 8'7" to wardrobe

Double glazed window to the rear, radiator and a range of fitted wardrobes.

BEDROOM THREE

9'4" x 7'3"

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the front, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

GARAGE

16'1" x 8'3"

Double doors to the front, power points and lighting.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond bordered by a number of mature trees and shrubs.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

BROADBAND

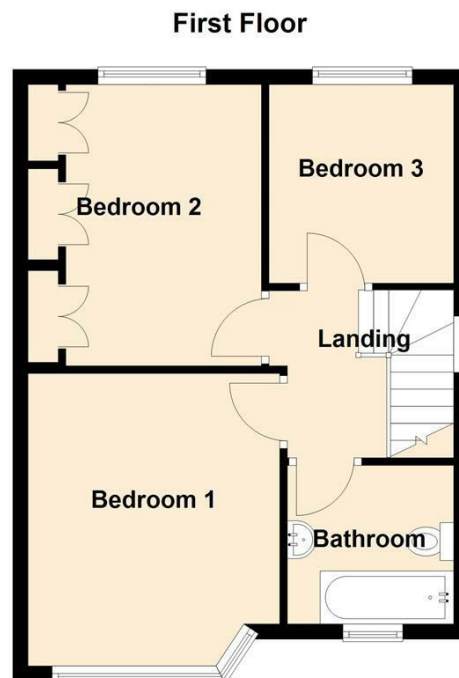
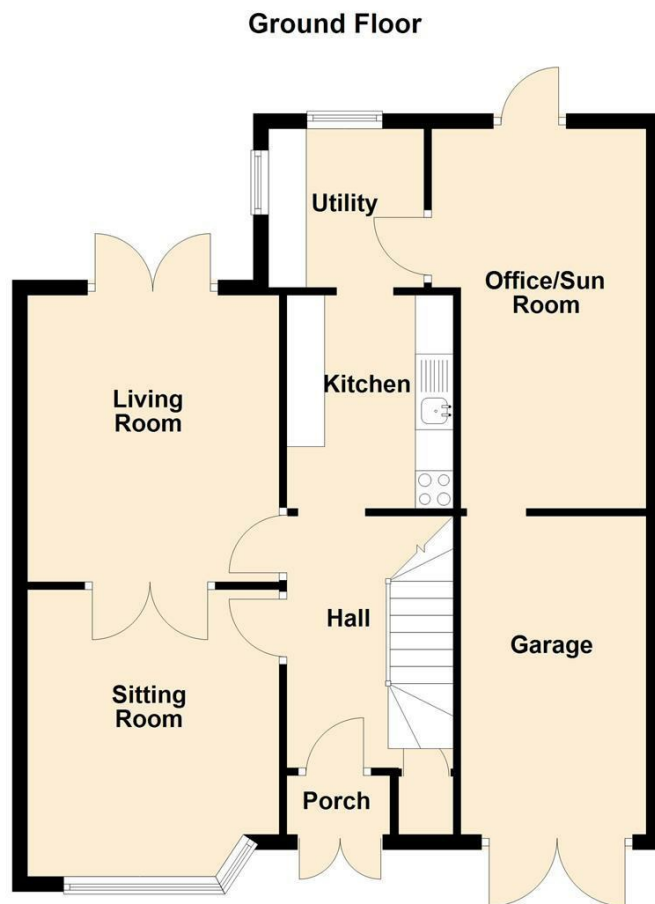
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availibilty and speed

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements