

# Rees Page



## 1 Ravensholme, Wightwick, WV6 8DX

Situated within this most desirable and sought after location to the western fringe of Wolverhampton, and sitting upon a generous corner plot at the head of a cul-de-sac. This deceptively spacious home requires viewing for full appreciation of its size, location, and potential! Although it looks traditional from the front, a scheme of modernisation and extension has occurred in parts in recent years, but the property is very much a canvas for future improvement and remodelling.

With three bedrooms, modern bathroom and en-suite, lounge and impressive kitchen/dining/family room. Double glazing & central heating (where specified) plus very useful 'garage' space - Viewing is a must.

There is no chain and offers are invited for consideration.

EPC (69-C)

Offers Around

**£475,000**





## Ground Floor

### Entrance

Is made via a double-glazed doorway into a storm porch with meter-cupboard, tiled floor, and further door into;

### Reception Hall

With a ceiling light, cupboard with Worcester boiler, telephone point, doors into.

### Lounge

18' 6" max x 12' 10" max (5.64m x 3.91m)  
With double glazed windows to the front and side, feature stone fireplace with electric fire, two ceiling lights, TV point, radiator, and opening into.



### Kitchen/Diner/Family room

22' 0" x 18' 2" (6.71m x 5.54m)  
An impressive extended area offering versatile family/entertaining space. With part vaulted ceiling, double glazed doors and windows onto the rear garden, an extensive range of fitted wall & base units plus island and breakfast bar, with roll edge work surfaces, sink & drainer, tiled splashbacks and floor, built in oven and hob, plumbing for a washing machine, overhead extractor canopy, various and multiple lights to ceilings and cabinets, radiator, and two Velux windows.

### Family Bathroom

A modern refitted bathroom suite comprising of P-shape bath with glazed screen and shower over, sink with cupboard below, WC, part tiled walls, inset ceiling lights, heated towel rail, tiled floor and double-glazed rear window.



### Inner hallway

With a ceiling light, loft access hatch, coat cupboard, airing cupboard, doors into.

### Bedroom One

13' 6" max x 11' 0" max (4.11m x 3.35m)  
With a double-glazed front window, ceiling light, TV point, radiator, and a door into.



### En-suite

With a walk-in shower cubicle, pedestal washbasin, WC, chrome towel rail radiator, tiled floor, inset ceiling lights and a double-glazed front window.

### Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)  
With a double-glazed rear window, ceiling light and a radiator.



### Bedroom Three

11' 3" x 8' 0" (3.43m x 2.44m)

With a double-glazed rear window, ceiling light, radiator, built in wardrobe and desk unit.



### Outside

The property is situated within a spacious corner plot at the head of a cul-de-sac and benefits from wrap around lawns to the front and side plus a generous driveway with access to the garage.

To the rear is a lovely, enclosed garden. Landscaped with extensive patio, shrubs, cold water tap and rear door to garage.

### Garage

29' 8" x 11' 10" (9.04m x 3.61m)

With an electric roller front door and additional front 'pedestrian' door. Multiple strip lights, power points, plumbing for a washing machine, tiled floor, central heating radiator, plus side window and door to rear garden.

A very useful and versatile space that could be used for a multitude of things other than just a garage..



### Additional Information

#### Title

We are advised that the property is FREEHOLD. Prospective purchasers should satisfy themselves of the accuracy of this information.

Council Tax - Band 'E' - Wolverhampton City Council

EPC - C (A copy is available on request)



### Location

From the A454 Bridgnorth Road, turn off and head up Wightwick Bank, left into Perton Brook Vale, left into Ravensholme, and the property is on the left. For SATNAV please use the postcode WV6 8DX

### NB

The property forms part of an estate and a grant of probate has been obtained.

There is naturally no upwards chain.

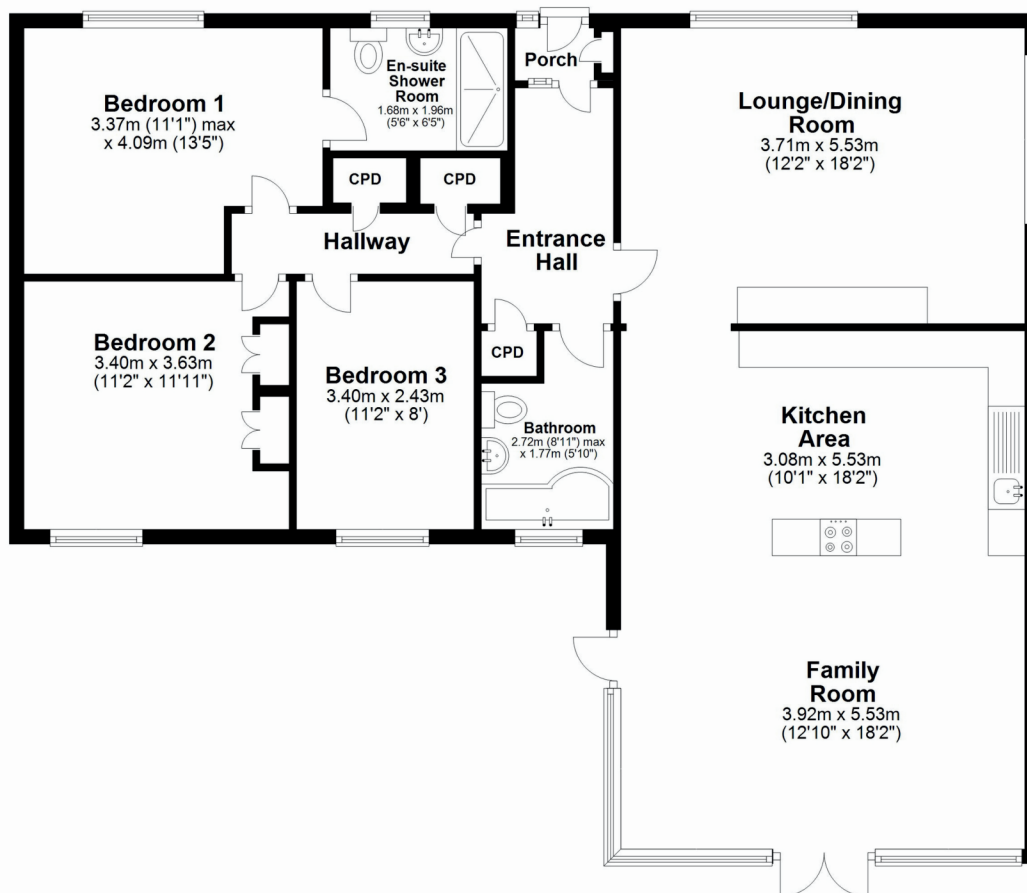
Fixtures & fittings such as curtains, carpets, blinds, light fittings will remain in situ as seen.

Viewing is strictly by prior appointment via the agent.

Offers are invited for consideration.



## Ground Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.  
Plan produced using PlanUp.

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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.



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