



46 Lyndhurst Road, Penn, Wolverhampton, WV3 0AA

BERRIMAN  
EATON

## 46 Lyndhurst Road, Penn, Wolverhampton, WV3 0AA

A three storey property in a sought after residential area. The property has the potential for creation of an independent ground floor apartment with a three bedroom property above creating a house suitable for multi-generational occupation all standing in a lovely plot with good size gardens and a total area of almost a quarter of an acre.

### LOCATION

Lyndhurst Road is a popular residential street lying between Lea Road and the A449 (Penn Road) with easy access to the city centre. The location is well served by schooling in both sectors with The Royal School being within walking distance and public transport is available along the Penn Road.

### DESCRIPTION

46 Lyndhurst Road is set over three storeys with the ground floor offering the opportunity to create ancillary accommodation or to create a further reception room / gym / office with a kitchenette and guest cloakroom / shower room. The accommodation on the first and second floor has a separate entrance door and so can be used as a separate property or in conjunction with the ground floor accommodation to create a fine three storey home.

### ACCOMMODATION

A PORCH with patio door, part tiled floor and storage cupboard has a wooden glazed door with side panels opening into the HALL with tiled flooring, GUEST CLOAKS AND SHOWER ROOM with tiled shower cubicle, wall mounted wash basin, WC and tiled floor. From the hall an open doorway leads into the STUDY with a side window, tiled flooring and a door opening into the SITTING ROOM with coved ceiling and two windows.

A staircase from the hall rises to the FIRST FLOOR landing with a window and door to the front garden and a useful CLOAKS AND STORAGE ROOM with a window. The LAUNDRY has a range of wall and base units, working surface, stainless steel sink and drainer, plumbing for a washing machine, window to the front, part tiled walls and tiled floor. The BATHROOM has a corner bath with shower over with tiled surround, coved ceiling and wall light, there is a SEPARATE WC with coved ceiling and wall mounted wash basin with tiled splash back. BEDROOM ONE is a double room in size with a window to the rear. The LOUNGE has a window to the side and a patio door to the CONSERVATORY with windows to three elevations, tiled floor and a French door to the garden. The DINING KITCHEN has a range of wall and base units, sink and drainer, four ring gas hob and electric oven with filtration unit above, part tiled walls, window to the front, space for an American style fridge freezer.

Stairs with a Velux window rise to the first floor landing. BEDROOM TWO is a good size double room with a dual aspect and access to the loft. BEDROOM THREE is a good size room with wiring for wall light and a window. The top floor BATHROOM has a panelled bath with shower over, pedestal wash basin and WC.

### OUTSIDE

A DRIVEWAY laid in tarmacadam leads to the STOREROOM with an electric door, with double glazed window and door behind, side window, a courtesy door to the side, large storage cupboard, and guest WC. There is a front raised garden area with mature trees and shrubs and a door to the first floor landing.

Gated side access leads to the side of the property with a paved path, raised garden area and a raised rear patio with a path to the REAR GARDEN with a stone wall with garden pond beyond, kitchen garden area and many other features. There is a total plot area of almost a quarter of an acre in total.

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

Broadband – Ofcom checker shows Standard, Superfast and 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>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds. The long term flood defences website shows very low risk.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

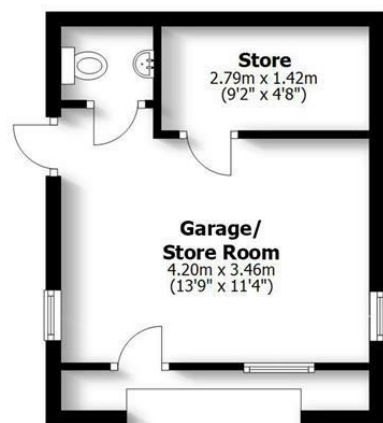
Offers Around  
£375,000

EPC: C

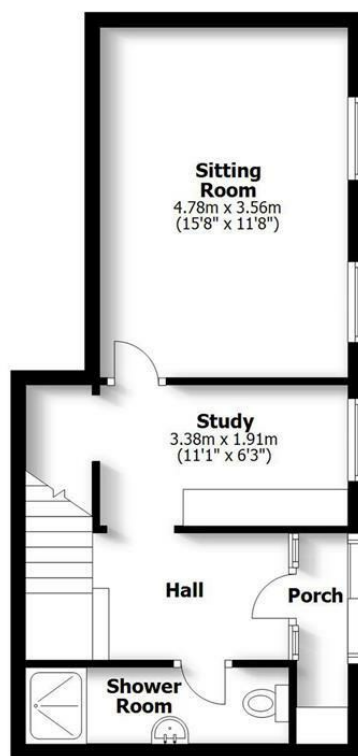
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



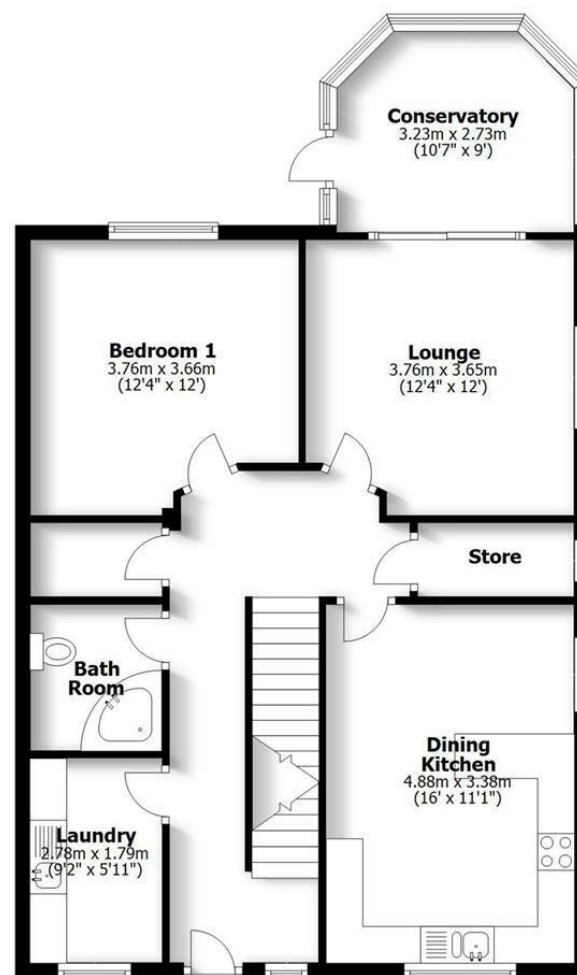
## 46 LYNDHURST ROAD PENNFIELDS



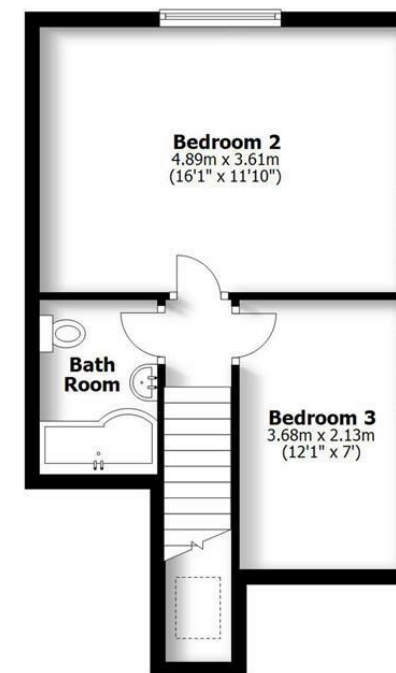
Outbuilding



Ground Floor



First Floor



Second Floor

HOUSE: 155sq.m. 1669sq.ft.  
OUTBUILDING: 21.9sq.m. 236sq.ft.  
**TOTAL: 176.9sq.m. 1905sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

