

27 Buttons Farm Road, Penn, Wolverhampton, WV4 5LR

BERRIMAN EATON



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EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Buttons Farm Road is conveniently located in this quiet cul de sac situated just off the A449 Penn Road which has a wide variety of shops along with regular public transport to Wolverhampton City Centre. The closest primary School is St Bartholomew's which is of excellent repute.

DESCRIPTION

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ACCOMMODATION

The PORCH has double glazed French doors, tiled floor and a double glazed leaded composite door which gives access to the ENTRANCE HALL which has Amtico parquet style flooring, staircase with wooden balustrades rising to the first floor landing with storage cupboard beneath. The LOUNGE has a double glazed bow window to the front elevation and double glazed window to the side, log burner and radiator. The SITTING ROOM has Amtico parquet style flooring, double glazed French doors onto the rear garden and radiator. The KITCHEN/FAMILY ROOM has a seating/dining area with a large double glazed picture window overlooking the rear garden and double glazed French doors giving access onto. The kitchen is fitted with a high quality range of wall and base units with complementary Quartz work surfaces and a central island which has a one and a half bowl inset with Quooker tap. There are integrated appliances including a Neff double oven, Neff ceramic hob with fitted extractor, fridge, freezer, Neff dishwasher and a concealed waste management system. There is a double glazed lantern ceiling, spotlights, vertical radiator, Amtico parquet style flooring, pantry cupboard and a door into the UTILITY which has fitted Quartz worksurfaces with a Belfast sink, plumbing and space for washing machine and tumble dryer, double glazed opaque window to the side elevation, radiator and a door into the OFFICE which has a double glazed window to the side elevation, radiator, walk in storage cupboard which houses the wall mounted central heating boiler and door into the partial GARAGE which has an electronically operated roller shutter door and an adjacent composite door to the front. There is a CLOAKROOM which has a low level WC, vanity wash hand basin and mixer tap,

The staircase rises to the FIRST FLOOR LANDING which has a loft access with a pull down ladder, double glazed opaque window to the side elevation and door into the BATHROOM which is fitted a stylish suite which comprises a roll edge bath with shower attachment, walk in shower cubicle with multi headed shower, low level WC which incorporates the wash hand basin and mixer tap, double glazed opaque window to the front elevation, part panelling to walls and spotlights. DOUBLE BEDROOM 1 has a double glazed bow window to the front elevation, double glazed window to the side elevation, radiator and part panelled wall. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a gravelled DRIVEWAY suitable for parking several vehicles off road and side access into the REAR GARDEN which is presented to a very high standard with a raised patio area, steps leading to a lawned area with raised and planted borders with a fenced boundary, covered seating area, barked play area, shed, concealed storage cupboard and outdoor lighting.

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

Broadband – Ofcom checker shows Standard / Superfast / 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
The long term flood defences website shows very low risk

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£450,000

EPC:

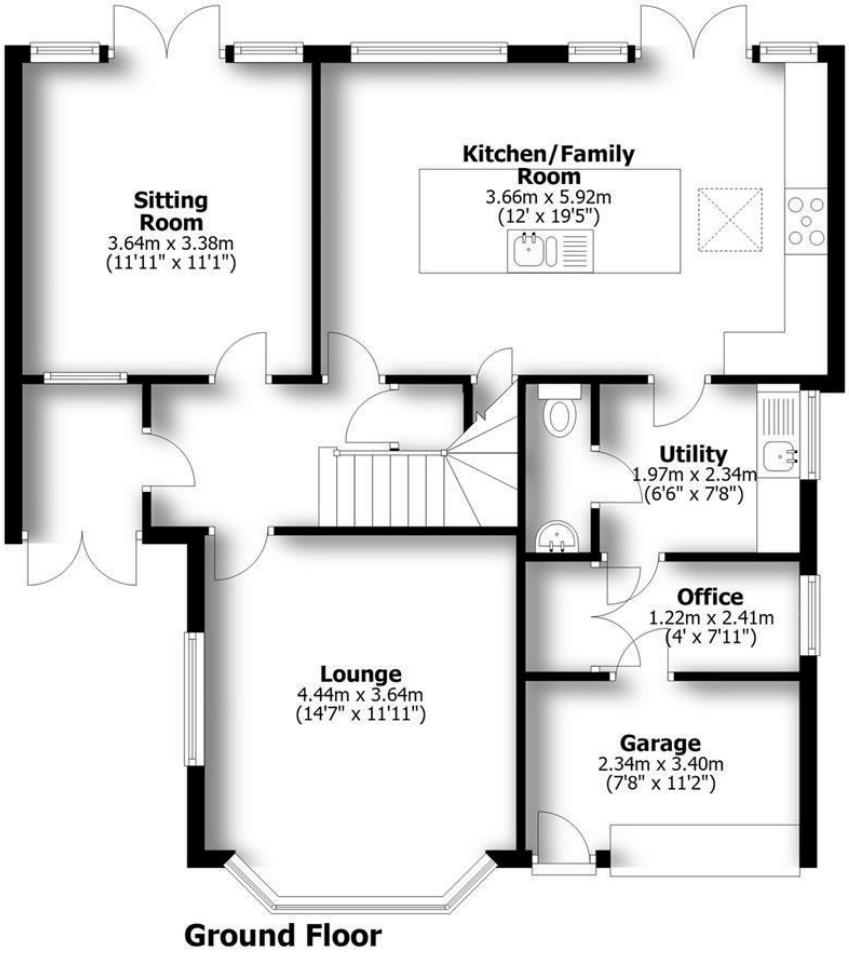
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



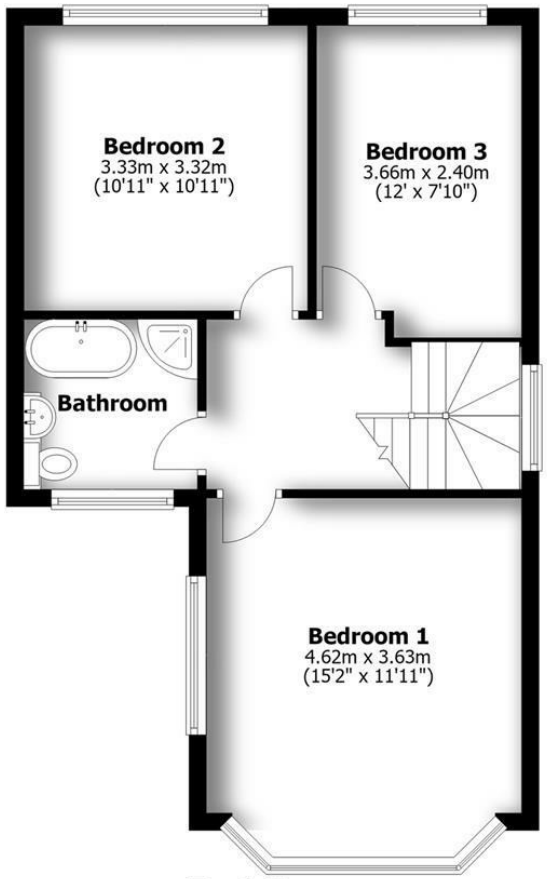



27 Buttons Farm Road

Wolverhampton



Ground Floor



First Floor

HOUSE:	115.9sq.m.	1247sq.ft.
GARAGE:	7.9sq.m.	86sq.ft.
TOTAL:	**123.8sq.m.**	**1333sq.ft.**

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







