



42 Regent Road, Penn, Wolverhampton, WV4 4EL

BERRIMAN  
EATON

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This is an extended, traditionally appointed semi-detached family home which benefits from off road parking, detached garage to the rear and an enclosed rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, dining area, fitted breakfast kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing and central heating.

EPC : E  
WOMBOURNE OFFICE

## LOCATION

Regent Road is an established and sought after address standing within convenient travelling of the local facilities available along the Penn Road (A449), located just off Pinfold Lane. There are regular bus services to the further and more extensive amenities afforded by Wolverhampton City Centre itself, Wombourne, Stourbridge and beyond and the area is well served by schooling. There are a variety of shops at the end of the road at Warstones.

## DESCRIPTION

This is an extended, traditionally appointed semi-detached family home which benefits from off road parking, detached garage to the rear and an enclosed rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, dining area, fitted breakfast kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing and central heating.

## ACCOMMODATION

The PORCH is accessed through a UPVC double glazed door with leaded inserts, tiled floor and a double glazed composite door with opaque leaded inserts leading into the ENTRANCE HALL. This has a staircase with wooden balustrades and understairs storage cupboard which houses the wall mounted central heating boiler, double glazed opaque window to the front elevation, wooden floor and radiator. The LOUNGE has a double glazed bay window to the front elevation, radiator, wall lights and a log burner. The DINING AREA has a wooden floor, radiator and a wooden door into the breakfast area. The KITCHEN is fitted with a range of wall and base units with a complementary work surface with inset one and a half bowl and drainer with mixer tap. There is a double oven with a 4 ring gas hob and fitted extractor, integrated dishwasher and plumbing and space for a washing machine. There is a vaulted ceiling with two double glazed windows to the rear elevation and two radiators.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque windows to the side elevation and loft access. DOUBLE BEDROOM 1 has a double glazed bay window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath with shower over and screen, low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail, tiled walls and a double glazed opaque window to the rear elevation.

## OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking several vehicles off road, hedge border and side access to the DETACHED GARAGE which has an elevating door and a door into the rear garden. There is gated access to the REAR GARDEN which has a full width patio, additional decking area, lawn, established planted borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – 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

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### Lettings Office

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### Bridgnorth Office

01746 766499

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### Wombourne Office

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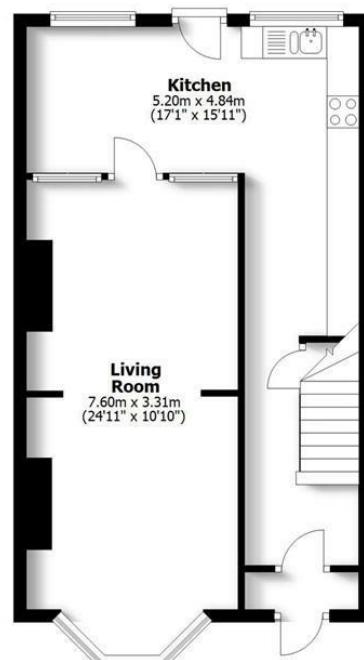
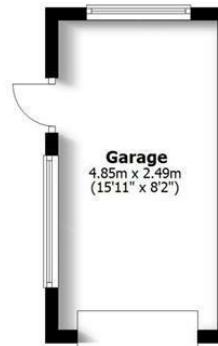
Offers In The Region Of  
£299,950

EPC: E

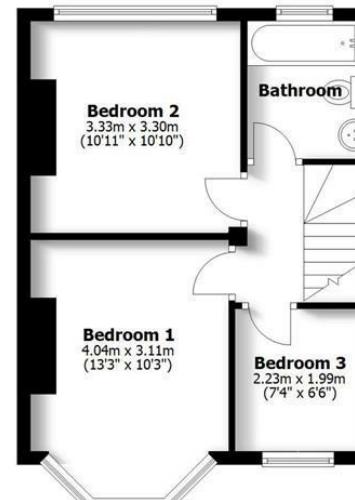
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 42 Regent Road Wolverhampton



Ground Floor



First Floor

HOUSE: 83.3sq.m. 896sq.ft.

GARAGE: 12.1sq.m. 130sq.ft.

**TOTAL: 95.4sq.m. 1026sq.ft.**

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

