



55 Osborne Road, Wolverhampton, WV4 4BA

BERRIMAN
EATON

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This is an immaculately presented and extended detached family home with a large frontage and a stunning rear garden with Summerhouse. The internal accommodation briefly comprises entrance porch, entrance hall, living room, family kitchen and adjoining sitting/playroom, utility, storage rooms, office and downstairs cloakroom/wc to the ground floor. To the first floor there is an ensuite to the principal bedroom, two further bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Osborne Road is a highly regarded residential address which has traditionally been popular within the market. The full range of local facilities available within Penn itself are within easy reach and there is convenient travelling to Wolverhampton City Centre. The area is well served by schooling in both sectors and is an ideal family environment with Windsor Park Playing Fields being within walking distance.

DESCRIPTION

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ACCOMMODATION

The PORCH has a UPVC double glazed door with opaque inserts, tiled floor, single glazed leaded window and a composite door gives access to the ENTRANCE HALL which has a staircase rising to the first floor landing, wooden parquet flooring, understairs storage cupboard, coat storage cupboard and radiator. The LIVING ROOM has a double glazed leaded bay window to the front elevation, raised and recessed gas fire with media wall with decorative inset shelving and radiator. The KITCHEN is fitted with a range of wall and base units with complementary worksurfaces, central island which incorporates a breakfast bar and an inset one and a half bowl and drainer with mixer tap, integrated appliances including double Neff oven, ceramic hob, fitted extractor, space for fridge/freezer and plumbing for dishwasher. There are two double glazed skylights, double glazed French doors to the rear garden with fitted blinds and vertical radiator. There is an OFFICE and a further LAUNDRY with double glazed door to the rear garden. The CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the side elevation. There is a UTILITY CUPBOARD with a wall mounted central heating boiler and space for a tumble dryer. The SITTING ROOM has part panelling to walls, double glazed French doors to garden, vertical radiator, double glazed spotlight, spotlights and door into the hall.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, a double glazed leaded window to the front elevation, vertical radiator and loft access. The PRINCIPAL BEDROOM has a double glazed leaded bay window to the front elevation, radiator and door into the EN-SUITE which has a walk in cubicle, pedestal wash hand basin with mixer tap, low level WC, heated ladder towel rail, spotlights and tiled wall. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the rear, double glazed opaque window to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises a shower cubicle with multi headed shower, bath, low level WC, vanity wash hand basin with mixer tap, double glazed leaded to the rear elevation, spotlights and part tiling to walls.

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OUTSIDE

To the front of the property there is a block paved driveway suitable for parking several vehicles off road. The REAR GARDEN is a particular feature due to its size and private, south facing orientation with a raised patio with glass partition, steps leading down to an extensive lawn, fenced to the boundary and giving access to the SUMMERHOUSE which is insulated and could be utilised as an office or entertainment room.

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

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Offers In The Region Of
£475,000

EPC: D

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.



55 Osbourne Road Wolverhampton



HOUSE: 134.4sq.m. 1447sq.ft.
GARAGE: 18.3sq.m. 197sq.ft.
TOTAL: 152.7sq.m. 1644sq.ft.

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



