



19 Belmont Road, Wolverhampton, WV4 5UD

BERRIMAN  
EATON



## 19 Belmont Road, Wolverhampton, WV4 5UD

This is a charming end of terraced property with a wealth of period features benefitting from off road parking and a lovely well established rear garden. The internal accommodation briefly comprises entrance hall, lounge, separate dining room, breakfast kitchen and downstairs shower room. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

### LOCATION

Belmont Road lies just off Mount Road in the heart of Penn which has always been considered to be one of the most sought after areas within the Wolverhampton conurbation. There is a wide range of local facilities available within Penn itself with regular bus services running along the Penn Road and easy access to the city centre. The area is well served by schooling in both sectors with Woodfield Primary School being close by.

### DESCRIPTION

This is a charming end of terraced property with a wealth of period features benefitting from off road parking and a lovely well established rear garden. The internal accommodation briefly comprises entrance hall, lounge, separate dining room, breakfast kitchen and downstairs shower room. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing.

### ACCOMMODATION

A composite door gives access into the ENTRANCE HALL which has wooden flooring and the staircase which rises to the first floor landing. The LOUNGE has a double glazed walk in bay window to the front elevation, decorative open fireplace, panelling to the walls and wiring for the wall lights. There is an understairs storage cupboard and access into the DINING ROOM has a double glazed window to the rear elevation, log burner with wooden fire surround, plate rack. Wooden flooring, staircase rising to the first floor landing and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces with breakfast bar, inset one and a half sink and drainer with mixer tap, integrated single oven with 4 ring gas hob and fitted extractor. There are spaces for appliances including fridge/freezer, washing machine, dishwasher and a wall mounted central heating boiler. There are two double glazed windows to the side elevation, tiled floor, tiled splashback and door into the SHOWER ROOM which has a walk in shower with multi heads, low level WC, vanity wash hand basin with mixer tap, double glazed window to the side elevation, spotlights and tiling to the walls and flooring.

The staircase rises to the FIRST FLOOR LANDING and gives access into the BATHROOM which is fitted with a white suite which comprises bath with shower over, low level WC, vanity wash hand basin, vintage style radiator, double glazed opaque window and part tiling to the walls. DOUBLE BEDROOM 1 has a coalbrookdale fireplace, wooden flooring, double glazed window to the rear elevation and storage cupboard with loft access. DOUBLE BEDROOM 2 has a double glazed window to the front elevation. BEDROOM 3 has a double glazed window the rear elevation.

There is off road parking to the front of the property on a block paved DRIVEWAY, there is side gated access to the REAR GARDEN which has an established hedge and fenced boundary, gravelled patio, rear decking seating area and lawn.

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

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

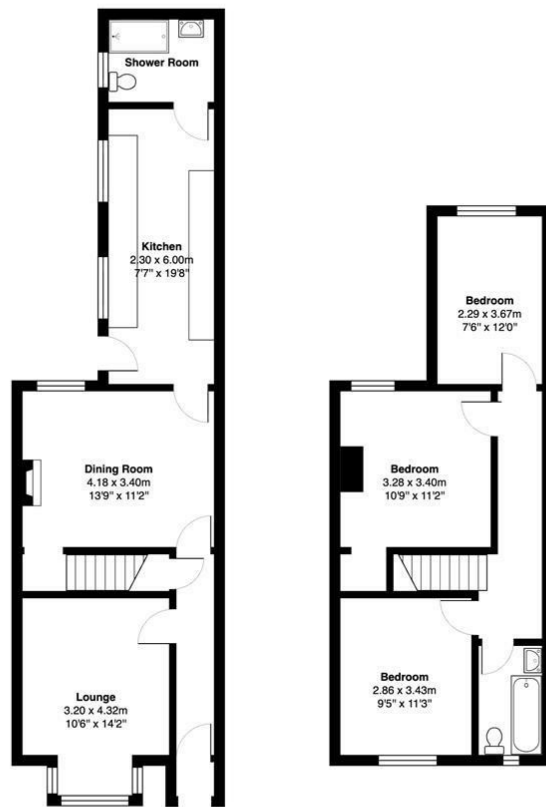
wombourne@berrimaneaton.co.uk

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

Offers In The Region Of  
£270,000

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.



Total Area: 97.7 m<sup>2</sup> ... 1051 ft<sup>2</sup>  
INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



