



36 Pennhouse Avenue, Wolverhampton, WV4 4BE

BERRIMAN
EATON

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This is a traditionally appointed, incredibly spacious semi-detached, spacious family home with a generous driveway, garage and enclosed private rear garden. The internal accommodation briefly comprises entrance hall, living room, sitting room and dining kitchen to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Pennhouse Avenue is situated just off the Penn Road which gives excellent access into Wolverhampton City Centre. There are regular transports links and a variety of shops and facilities close by. The property is close to parks, so it is ideal for dog walkers and families. There are also excellent schools of good repute close by.

DESCRIPTION

This is a traditionally appointed semi-detached, spacious family home with a generous driveway, garage and enclosed private rear garden. The internal accommodation briefly comprises entrance hall, living room, sitting room and dining kitchen to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with decorative leaded inserts and double glazed opaque side panels, there is a staircase with wooden balustrades rising to the first floor landing, radiator, understairs storage and door into the LIVING ROOM. This has a double glazed bay window to the front elevation, radiator, picture rail and fireplace with wood burner. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap. There is a double Neff oven with ceramic hob and fitted extractor and space for fridge and freezer, washing machine and tumble dryer. There is a double glazed window to the side elevation, spotlights, heated tiled floor, radiator and door into the SITTING ROOM, this has double glazed French windows to the rear garden, radiator and decorative fireplace.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, wooden balustrades and radiator. DOUBLE BEDROOM 1 has a double glazed bay window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, large fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the side elevation and radiator. The BATHROOM has a bath with shower attachment, separate shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, heated ladder towel rail, part tiling to the walls, underfloor heating, double glazed and small single glazed opaque windows to the side elevation and fitted airing cupboard with inset shelving.

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY suitable for parking several vehicles off road and giving access to the GARAGE. This has wooden double opening doors and a UPVC double glazed door into the REAR GARDEN. This has a full width decking area, generous lawn with planted borders and fencing to the boundary. At the bottom of the garden is a gravelled seating area with historic boundary wall.

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 / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
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.

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Offers Over
£300,000

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.



36 Pennhouse Avenue Wolverhampton



Ground Floor



First Floor

HOUSE: 104.1sq.m. 1121sq.ft.
GARAGE: 11.9sq.m. 128sq.ft.
TOTAL: 116sq.m. 1249sq.ft.

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

