



334A Penn Road, Wolverhampton, WV4 4BZ

BERRIMAN
EATON

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This is a detached family home occupying a charming position opposite Muchall Road, there is a generous driveway affording off road parking for several vehicles, enclosed carport, single garage and matured and well planted rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, cloakroom/wc, living and dining room, fitted kitchen and conservatory to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Penn Road (A449) is a popular and convenient address leading from Wolverhampton City Centre towards Wombourne, Dudley & Stourbridge. The property is situated in between Wynn Road and Osbourne Road in the direction of Wombourne. There are shopping and leisure facilities nearby together at Mount Road as well as a library and regular bus routes into the City Centre, Dudley and Stourbridge. There is reputable schooling for all age groups however both Woodfield Primary School and The Royal are both within walking distance. Wolverhampton Train station is also situated close by for convenient commuter journeys.

DESCRIPTION

This is a detached family home occupying a charming position opposite Muchall Road, there is a generous driveway affording off road parking for several vehicles, enclosed carport, single garage and matured and well planted rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, cloakroom/wc, living and dining room, fitted kitchen and conservatory to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMDATION

The PORCH has a UPVC door with double glazed opaque inserts and opaque panel to the side. The ENTRANCE HALL is accessed through a wooden door with opaque inserts, there is a staircase rising to the first floor landing with wooden balustrades and storage beneath. The LIVING ROOM has a double glazed window to the front elevation, gas fire within a brick fireplace with tiled mantle and has a DINING AREA with glazed window to the rear elevation and a door into the kitchen. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, space for an oven with fitted extractor, integrated fridge, double glazed window to the rear elevation, radiator and a wooden door with opaque inserts into the CONSERVATORY. This is brick and double glazed construction with a polycarbonate roof and French doors onto the rear garden. The CLOAKROOM has a low level WC, wash hand basin, wall mounted central heating boiler, double glazed opaque window to the side elevation and plumbing and space for a washing machine.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, wooden balustrades, loft access and an airing cupboard which houses the hot water cylinder. The BATHROOM is fitted with a coloured suite which comprises bath with shower over and glazed screen, low level WC, pedestal wash hand basin, double glazed opaque window to the side elevation, radiator and tiled walls. DOUBLE BEDROOM 1 has double glazed window to the rear elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has double glazed window to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a DRIVEWAY suitable for parking several vehicles off road, there is a laurel and walled border and access to the CARPORT, which has an elevating door and resin floor with a UPVC door to the garden. The GARAGE has an elevating door, a double glazed opaque window to the side elevation and a UPVC door into the garden. The REAR GARDEN has a paved patio area, shaped lawn with seating area and a wealth of established shrubs and plants, well stocked borders with a fence to the boundary.

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 – 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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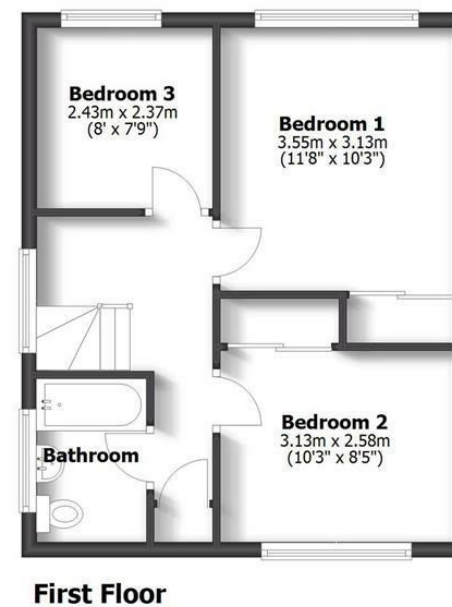
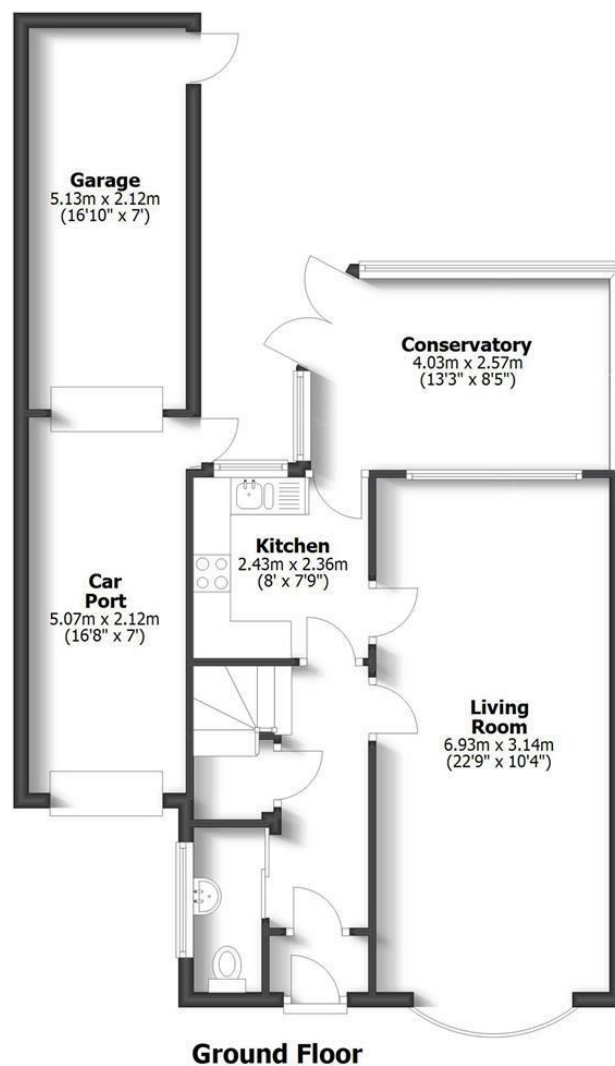
Offers In The Region Of
£350,000

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.



334A Penn Road Wolverhampton



HOUSE: 88.4sq.m. 951sq.ft.
GARAGE: 21.9sq.m. 235sq.ft.
TOTAL: 110.3sq.m. 1186sq.ft.

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

