



1 Pennhouse Avenue, Wolverhampton, West Midlands, WV4 4BG

BERRIMAN
EATON

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Pennhouse Avenue is a three bedroom semi-detached property with off road parking and garage. Internally there are two reception rooms, conservatory, kitchen, utility and downstairs wc. Upstairs there is a family bathroom and an en-suite w/c. The garden is a particular feature because of its size and orientation.

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

Pennhouse Avenue features a well-proportioned semi-detached property that has been owned by the family for 40 years. There is a driveway suitable for off-road parking and access to a garage, which also offers excellent space for a cloakroom/wc. The property is accessed through a double-glazed porch, while the original wooden door with stained glass windows remains in place. The entrance hall boasts a staircase to the first floor and provides access to both the front and rear reception rooms. The front reception room includes a double-glazed bay window and a gas fire. The rear reception room also features a gas fire and a double-glazed patio door leading into the conservatory. The conservatory, constructed of double-glazed brick with a polycarbonate roof, enhances the living space.

The kitchen dining room includes an understairs pantry and is equipped with a range of wall and base units with complementary work surfaces, a one and a half bowl with drainer and mixer tap, gas hob, and integrated oven and microwave. A double-glazed window overlooks the garden, and there is access to the utility room, which features storage, work surfaces, plumbing, and space for a washing machine and tumble dryer, as well as two single-glazed skylights. The utility room provides access to the rear garden and a door into the garage. In the garage there is a cloakroom with low level W/C and a wash hand basin.

On the first floor, there are two double bedrooms with double-glazed windows and fitted wardrobes, along with a third bedroom that benefits from its own pedestal wash hand basin. The bathroom is fitted with a white suite comprising a bath with shower and screen over, a vanity wash hand basin, and a low-level w/c, with a double-glazed window and a heated towel rail.

The rear garden is generously sized, featuring a large lawn area spread over two sections, planted borders, and a path leading to the rear. The boundary is walled and fenced.

The property benefits from central heating.

TENURE We understand that the property is FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C –Wolverhampton CC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers Around
£325,000

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.



1 Pennhouse Avenue
Wombourne

HOUSE: 118.4sq.m. 1275sq.ft.
GARAGE: 15.4sq.m. 166sq.ft.
TOTAL: 133.8sq.m. 1441sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



