



28 Allen Road, Whitmore Reans, Wolverhampton, WV6 0AN

BERRIMAN
EATON

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A fine redbrick Victorian house offering exceptionally well proportioned and comfortable family accommodation in a popular and convenient address

DESCRIPTION

28 Allen Road is a well presented and well-appointed Victorian family home with superbly proportioned rooms which are typical of the period. The current owners have maintained and improved the property over the years and it is now a comfortable family home of much charm and character.

The house stands in a convenient and popular location within easy reach of a wide range of local facilities and within striking distance of the city centre. The area is well served by schooling and the picturesque open spaces of West Park are nearby.

ACCOMMODATION

A composite door opens into the PORCH with tiled floor and an original front door with leaded and coloured light above opening into the HALL with original Minton floor tiling, corbelled arch and a useful understairs cloaks and storage cupboard. There is a bay fronted LOUNGE with stripped wooden flooring, a superb marble fireplace with green ceramic tiled hearth, a double glazed bay window to the front, picture rail and ceiling cornice. There is a cosy SITTING ROOM with a cast iron fireplace with tiled hearth and formal surround, a double glazed rear window and picture rail. An INNER HALL has quarry tiling to the floor, a double glazed side window and a door opening into the DINING ROOM with a double glazed window to the side, quarry tiled floor and a door into the KITCHEN which is well proportioned with a comprehensive range of cream wall and base mounted cupboards, stainless steel sink, a stainless steel Bosch four ring gas hob with stainless steel extraction chimney above and built under belling double electric oven, an integrated slimline dishwasher, an integrated fridge and freezer, a concealed wall mounted gas fired central heating boiler and a double glazed window and door to the side.

A staircase with turn balustrading rises from the hall to the galleried landing with a built in wardrobe / store. BEDROOM ONE is a superb double room in size with two double glazed windows to the front, a decorative cast iron fireplace with quarry tiled hearth and stripped and polished wooden flooring. BEDROOM TWO is also a good double room in size with stripped and polished wooden flooring, a decorative cast iron fireplace with quarry tiled hearth and a double glazed window to the rear. BEDROOM THREE is a good double room in size with a decorative cast iron fireplace and a double glazed window. The BATHROOM has a white suite with panelled bath with electric shower over, WC and pedestal basin, part tiled walls and a double glazed side window.

OUTSIDE

The house stands behind a gravelled front terrace with a low built brick boundary wall and a path laid in brick paviours leading to the front door. There is gated access to the side which leads over a paved side courtyard to the REAR GARDEN with a paved patio with a timber picket fence and central gate opening onto the rear lawn with well stocked and mature beds and borders. There is an external garden store, water supply and lighting.

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We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND B - Wolverhampton

POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

Anti-Money Laundering & Proceeds of Crime Acts

All prospective purchasers must produce identification documents IN PERSON prior to the memorandum of sale being issued.

If you cannot come into the office - we will require certified copies from professionals (such as doctor, teacher, solicitor, financial advisor, accountant or public notary).

We may also use an online service provider to also confirm your identity.

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What we need
2 forms of ID preferably photo driving licence and passport, if you don't have both of these a recent bill can replace one of them
We will also require confirmation of how you intend to purchase the property / land
You can provide a bank statement with funding for the deposit or purchase price.
If you are getting a mortgage an agreement in principle from your chosen lender and your financial advisors details will be required.

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Worcestershire Office

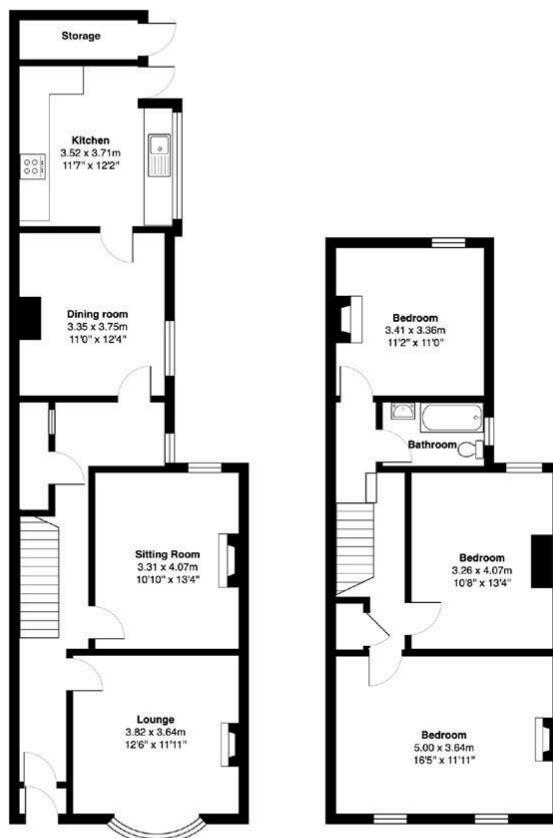
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Offers Around
£209,950

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: 131.4 m² ... 1414 ft²

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

