



490 Penn Road, Wolverhampton, WV4 4HW

BERRIMAN
EATON

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490 Penn Road is a traditionally appointed, detached family home with garage, off road parking and a well-established, private rear garden. The property benefits from central heating, double glazing and the benefit of no upward chain. (WOMBOURNE OFFICE) EPC: D

LOCATION

Penn Road (A449) is a popular and convenient address leading from Wolverhampton City Centre towards Wombourne. The property is situated close to the junction of Pinfold Lane and Vicarage Road in the direction of Wolverhampton. There are shopping and leisure facilities nearby together at Springhill as well as a regular bus route into the City Centre, Dudley and Stourbridge. There is reputable schooling for all age groups.

DESCRIPTION

490 Penn Road is a traditionally appointed, detached family home with garage, off road parking and a well-established, private rear garden. The internal accommodation briefly comprises enclosed porch, entrance hall, extended living room, dining room, conservatory, breakfast kitchen and pantry to the ground floor. To the first floor there are four well proportioned bedrooms and a large family bathroom. The property benefits from central heating, double glazing and the benefit of no upward chain.

ACCOMMODATION

The enclosed ENTRANCE PORCH has double glazed French doors with opaque inserts and double glazed opaque windows to the front and side elevation, radiator, tiled floor and wall light point. The ENTRANCE HALLWAY is accessed through a wooden door with inset opaque panels. There is a single glazed opaque window to the front elevation, a radiator and the staircase rising to the first floor landing. The DINING ROOM has a brick feature fireplace with recess for a gas fire, wall light points, coved ceiling and a double glazed bay window to the front elevation with curved radiator. The LOUNGE has a double glazed sliding patio door leading into the conservatory. There is an open fire inset a tiled and marble fireplace, wall light points, coved ceiling and a radiator. The CONSERVATORY is of brick and uPVC construction with polycarbonate roof, double glazed windows and double glazed French doors leading to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary worksurfaces, inset 1½ bowl sink unit with mixer tap. Inset double oven and 5 ring gas hob with extractor hood over. Integrated appliances include a dishwasher, space and plumbing for washing machine, radiator, tiled floor and spotlights. Double glazed window to the rear elevation and a single glazed opaque window to the side. There is a walk-in pantry has fitted worksurface with space for a tumble dryer. Single glazed opaque window and a wooden door with opaque panels leading to the covered entrance and gives front access through a door and open rear access to the garden.

The staircase rises to the first floor LANDING with wooden balustrades and a double glazed opaque window on the half landing. There is a large loft access, radiator and a wall light point. The BATHROOM is fitted with a coloured suite and comprises corner bath with electric shower over, vanity wash hand basin, low level W.C., tiled walls, radiator, double glazed opaque window to the rear elevation and a secondary glazed opaque window to the side. BEDROOM ONE has a large double glazed walk-in bay window to the front elevation, radiator and coved ceiling. BEDROOM TWO has a fitted wardrobe with double opening doors, radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM THREE has a fitted wardrobe, radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM FOUR is currently being utilised as an office and has a radiator, coved ceiling and a double glazed window with secondary glazing to the front elevation.

OUTSIDE

The property is well positioned on Penn Road and has a tarmac driveway providing off road parking for several vehicles and has a hedged border providing privacy from the road. Planted borders and access to the garage. The private rear garden has a large paved patio with steps leading down to a further paved patio and large lawned area. Fencing to the boundary and well planted established shrubs and trees. There are steps leading up to the TANDEM GARAGE which has an elevating door, storage in the roof void, single glazed opaque window to the rear and a wooden door.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND D – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£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.



490 Penn Road
Penn



HOUSE: 137.8sq.m. 1483sq.ft.
GARAGE: 15.7sq.m. 169sq.ft.
TOTAL: 153.5sq.m. 1652sq.ft.

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

