



2 Fancourt Avenue, Penn, Wolverhampton, WV4 4HY

BERRIMAN
EATON

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2 Fancourt Avenue is a traditionally appointed semi-detached property occupying a corner position with off road parking for one vehicle and an enclosed rear garden. The property benefits from central heating, double glazing and no upward chain.

WOMBOURNE OFFICE
EPC: D

LOCATION

Fancourt Avenue is ideally located for local amenities and the further facilities and amenities afforded by the city centre, with a variety of schools in both sectors. Regular bus routes along the Penn Road and Warstones Road provide public transport to the city centre and surrounding areas.

DESCRIPTION

2 Fancourt Avenue is a traditionally appointed semi-detached property occupying a corner position with off road parking for one vehicle and an enclosed rear garden. The internal accommodation briefly comprises living room and kitchen/dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALLWAY has a uPVC double glazed door with opaque stained glass inserts and matching side panels. There is a radiator, the staircase rising to the first floor landing and an understairs storage cupboard housing the central heating boiler. The LIVING ROOM has a radiator and a double glazed bay window to the front elevation. The DINING AREA has a tiled floor, fitted shelving with storage cupboards beneath, a radiator and a double glazed door to the rear garden with double glazed windows either side. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated oven with 4 ring gas hob and extractor hood over. Space and plumbing for washing machine and space for a fridge freezer. Tiled splash backs, tiled floor, double glazed window to the rear elevation and a double glazed door to the side.

The staircase rises to the first floor LANDING with double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a white suite and comprises panelled bath with shower over and glazed side screen, pedestal wash hand basin with tiled splash back and low level W.C. There is also a radiator and a double glazed opaque window to the rear elevation. BEDROOM ONE has a radiator and a double glazed bay window to the front elevation. BEDROOM TWO has a radiator and double glazed window to the rear elevation. BEDROOM THREE has a double glazed window to the front elevation and a radiator.

OUTSIDE

The property occupies a corner plot with off road parking to the side accessed via Fancourt Avenue. There is a large front and side garden with established shrubs and trees and a part fenced part conifer border to the boundary. A pathway leads to the front door and there is gated access to the rear garden. The rear garden has lawn area, a gravelled area and is enclosed by fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND B – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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Offers Around
£220,000

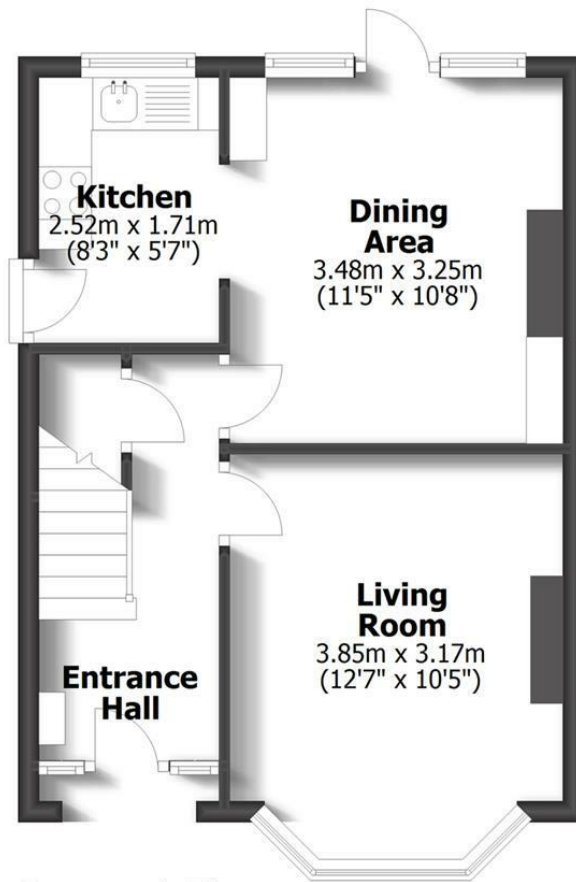
EPC: D

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.

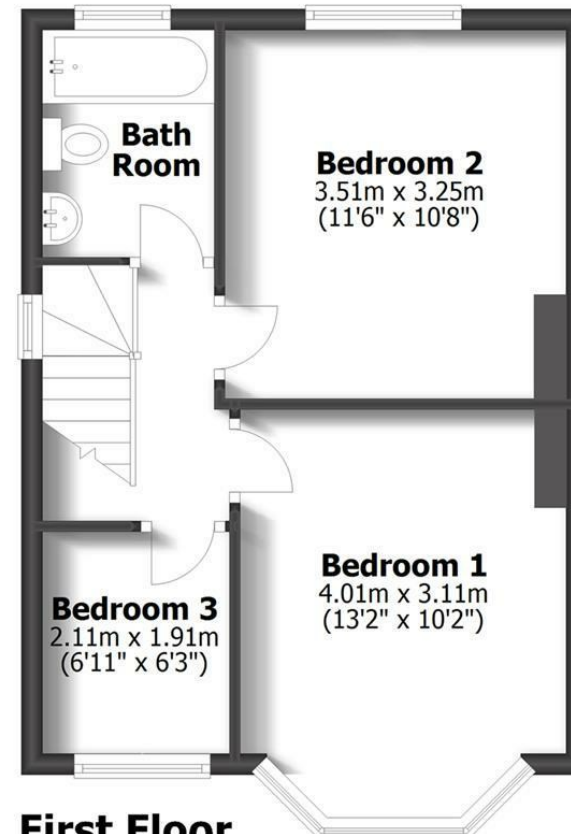


2 FANCOURT AVENUE PENN

TOTAL: 70.3sq.m. 757sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

