



17 Fairview Road, Penn, Wolverhampton, WV4 4TD

BERRIMAN
EATON

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17 Fairview Road is a traditionally appointed semi-detached property in a popular location with ample off road parking and a large, manicured rear garden. The property may benefit from some cosmetic updating and benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Fairview Road is an established residential address standing within easy walking distance of Warstones Road with its wide array of shopping facilities at Springhill and Hollybush Lane and providing convenient access to nearby schooling and there is regular public transport to the further amenities provided by the City Centre itself.

DESCRIPTION

17 Fairview Road is a traditionally appointed semi-detached property in a popular location with ample off road parking and a large, manicured rear garden. The internal accommodation comprises living room, dining room, galley-style kitchen, three bedrooms and a family bathroom. The property may benefit from some cosmetic updating and benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC door with opaque leaded section. The staircase rises to the first floor landing. There is a radiator, understairs storage/pantry with a single glazed opaque window and fitted shelving. The DINING ROOM has a tiled feature fireplace, radiator, coved ceiling and a double glazed bay window to the front elevation. The LIVING ROOM has a brick feature fireplace with inset gas fire, wall light points, radiator, coved ceiling and double glazed sliding patio doors leading onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary worksurfaces with inset single drainer sink unit with mixer tap. Integrated oven with four ring gas hob and extractor, space and plumbing for washing machine, radiator, tiled floor, double glazed window to the rear elevation and a wooden door into the LEAN-TO with polycarbonate roof and wooden door and single glazed window to the rear garden. There is a tiled floor and a door into the GARAGE which has wooden double opening doors to the front.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a coloured suite and comprises panelled bath with electric shower over, pedestal wash hand basin and low level W.C. There is a radiator, tiling to the walls, a double glazed opaque window to the rear elevation and an Airing Cupboard housing the wall mounted central heating boiler. BEDROOM ONE has a radiator, coved ceiling and a double glazed bay window to the front elevation. BEDROOM TWO has a radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed window to the front elevation.

OUTSIDE

There is a gated driveway providing off road parking for several vehicles. There is a small lawned area with established planted borders. There is a conifer hedgerow to the one boundary and fencing to the other. The rear garden is a particular feature of the property due to its size and comprises two shaped lawn areas with established well stocked, well planted borders and a pathway leading to the rear of the garden. There is a shed and a fence and hedge boundary.

TENURE

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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£260,000

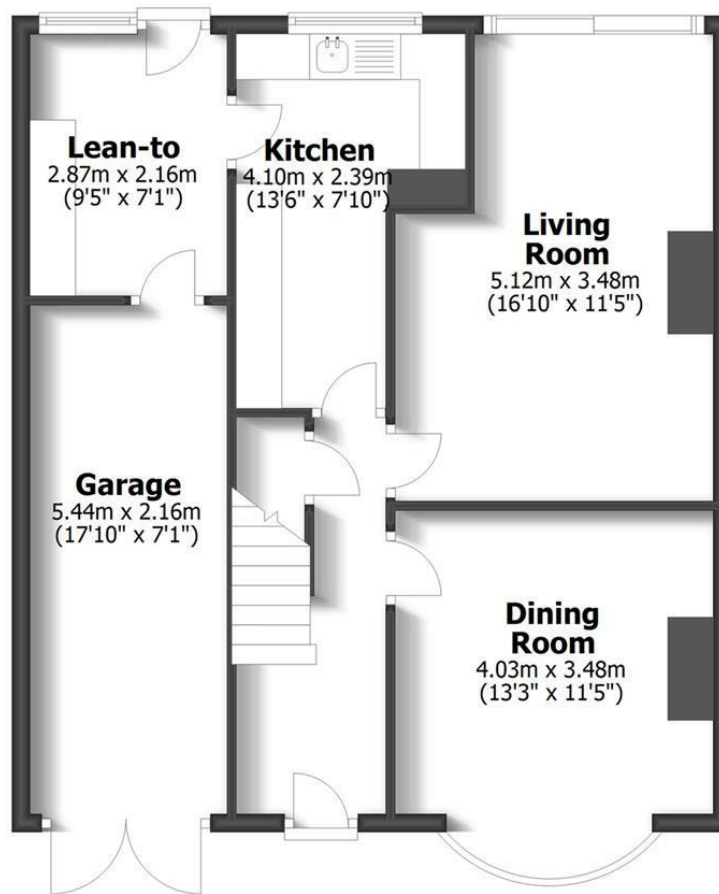
EPC: D

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.

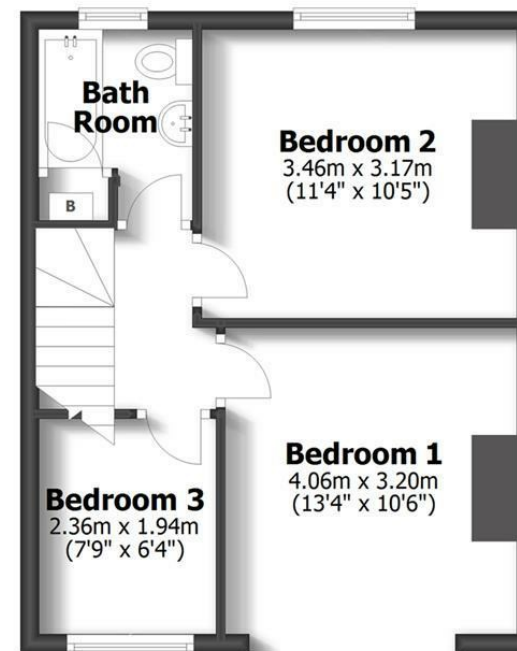


17 Fairview Road
Penn

HOUSE: 86.4sq.m. 927sq.ft.
 GARAGE: 11.7sq.m. 126sq.ft.
TOTAL: 98.1sq.m. 1053sq.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

