



2 Laburnum Cottages Vicarage Road, Penn, Wolverhampton, WV4 5HX

BERRIMAN
EATON

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Laburnum Cottages is a private collection of period cottages with a private spur driveway serving this handful of residences. There is parking for two vehicles in front of the cottage, a small foregarden and a separate enclosed private garden only a short distance from the property. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Vicarage Road is a quiet and exclusive address in this popular part of Penn on the western fringe of Wolverhampton. There are shops available along the Penn Road with bus services providing convenient access to the wider range of amenities afforded by Wolverhampton City Centre, Wombourne, Stourbridge and Dudley. Furthermore, the area is well served by schooling for all age groups, particularly St Bartholomews Primary School and it is within easy access of the open spaces of Penn Common.

DESCRIPTION

Laburnum Cottages is a private collection of period cottages with a private spur driveway serving this handful of residences. There is parking for two vehicles in front of the cottage, a small foregarden and a separate enclosed private garden only a short distance from the property. There are a wealth of period features including sash windows and the internal accommodation briefly comprises living room and dining kitchen to the ground floor. There are two bedrooms (one of which is currently being used as a living room) and a modern shower room on the first floor. The second floor comprises a principal bedroom with fitted wardrobes. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The property is accessed beneath a pretty tile hung open porchway and via a composite door with decorative opaque leaded panel leading into the LIVING ROOM with mahogany flooring, radiator, double glazed sash windows to the front elevation, fitted shelving, understairs storage cupboard and the staircase rising to the first floor landing. The KITCHEN/DINING ROOM is fitted with a range of high quality high gloss wall and base units with a butchers block work surface and inset Belfast sink with stainless steel mixer tap. There is an integrated Bosch single oven with 4 ring Bosch hob and extractor hood over. A cupboard houses the wall mounted Worcester Bosch central heating boiler. There is space and plumbing for a washing machine, integrated fridge and freezer. Radiator, tiling to the floor and a double glazed sash window to the front elevation.

The staircase rises to the first floor LANDING with Airing Cupboard with fitted shelving. The SHOWER ROOM has a curved glazed cubicle, vanity wash hand basin and low level W.C. There is tiling to the walls, a panelled ceiling with spotlights, a large heated ladder towel rail and a double glazed opaque window to the rear elevation. BEDROOM TWO has a radiator and a double glazed leaded sash window to the front elevation. BEDROOM THREE has a radiator and a double glazed sash window to the front elevation. A staircase rises to the SECOND FLOOR with a double glazed opaque window to the rear elevation. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes and drawers, spotlights, a double glazed sash window to the front elevation, a radiator and loft access.

OUTSIDE

The property is situated within a courtyard with two allocated parking spaces. A gate leads through to a well planted foregarden with a pathway leading to the entrance. There is a separate well planted garden with graveled pathway, timber shed, a greenhouse and is enclosed by a fencing to the boundary.

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

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Worcestershire Office

01562 546969

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Offers Around
£280,000

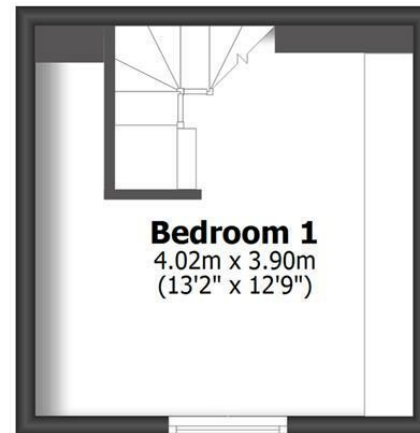
EPC: D

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 LABURNHAM COTTAGES VICARAGE ROAD, PENN

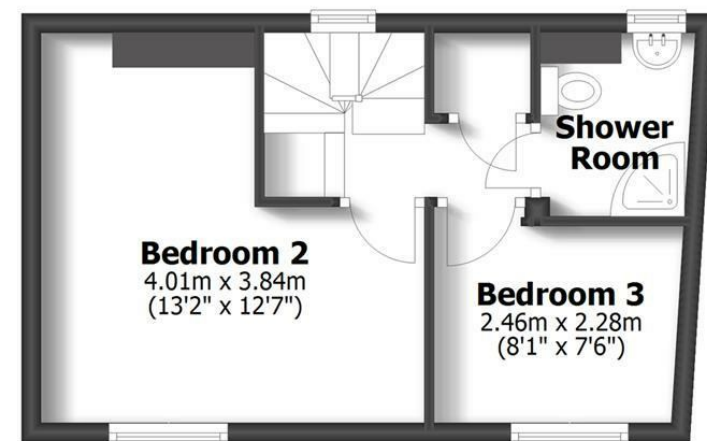
TOTAL: 69sq.m. 742sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Second Floor



Ground Floor



First Floor

