



1 Norton Close, Penn, Wolverhampton, WV4 4SL

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: D

LOCATION

Norton Close is a private cul de sac situated off Springhill Lane. It has excellent access to the shops at Springhill as well as regular bus routes, both on Warstones Road and Penn Road, giving access into and out of the City Centre of Wolverhampton. The Springhill Pub is also within convenient travelling distance.

DESCRIPTION

1 Norton Close is a semi-detached bungalow occupying a corner position at the head of this private cul de sac having a good sized drive and enclosed rear garden. The internal accommodation briefly comprises porch, hallway, living room, dining room, bathroom, two bedrooms, cloakroom/wc and a conservatory. There is a lift which gives access to the loft, which can be used as a leisure room/office. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

A composite entrance door with decorative opaque leaded insert leads into a side ENTRANCE PORCHWAY and a uPVC door leads into the ENTRANCE HALLWAY where there is a radiator. The BATHROOM is fitted with a contemporary white suite and comprises a free standing claw foot roll edge bath, a walk-in double shower cubicle with multi headed shower, vanity wash hand basin and low level W.C. There is a radiator, tiling to the walls and floor, an extractor, a fitted storage cupboard with built-in shelving and a uPVC double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a walk-in wardrobe with mirrored doors, radiator and a double glazed window to the rear elevation. The LIVING ROOM has a radiator, wall light points, coved ceiling, provision for an electric fire and a double glazed window to the front elevation. There is also the mechanism for a lift rising to the loft room. The DINING ROOM has a radiator, coved ceiling and a double glazed window to the front elevation. The KITCHEN is fitted with a range of good quality wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap, tiled splashback and mood lighting. Integrated double oven, 4 ring gas hob and extractor hood over. Space for a large fridge freezer and an integrated dishwasher. Tiled floor, spotlights, double glazed window to the rear elevation and a double glazed door into the conservatory. The CONSERVATORY is of brick and double glazed construction with a panelled ceiling, double glazed opaque window to the side elevation and double glazed French doors to the rear garden. There is space and plumbing for a washing machine, tiled floor, radiator and a uPVC door leading to BEDROOM TWO has, a radiator, coved ceiling and a double glazed window to the rear elevation. A separate CLOAKROOM has a vanity wash hand basin, low level W.C., tiled floor and a double glazed window to the rear elevation. The LOFT ROOM has three double glazed Velux skylights to the rear and one to the front, a radiator, eaves storage, wall light points, fitted LED strip lighting and lift access.

OUTSIDE

There is a block paved driveway in a herringbone style providing off road parking for several vehicles and flanked by a lawned foregarden with a low dwarf wall to the boundary. The rear garden is enclosed by fencing to the boundary and comprises lawn area with well planted, well established borders and hard standing for a shed.

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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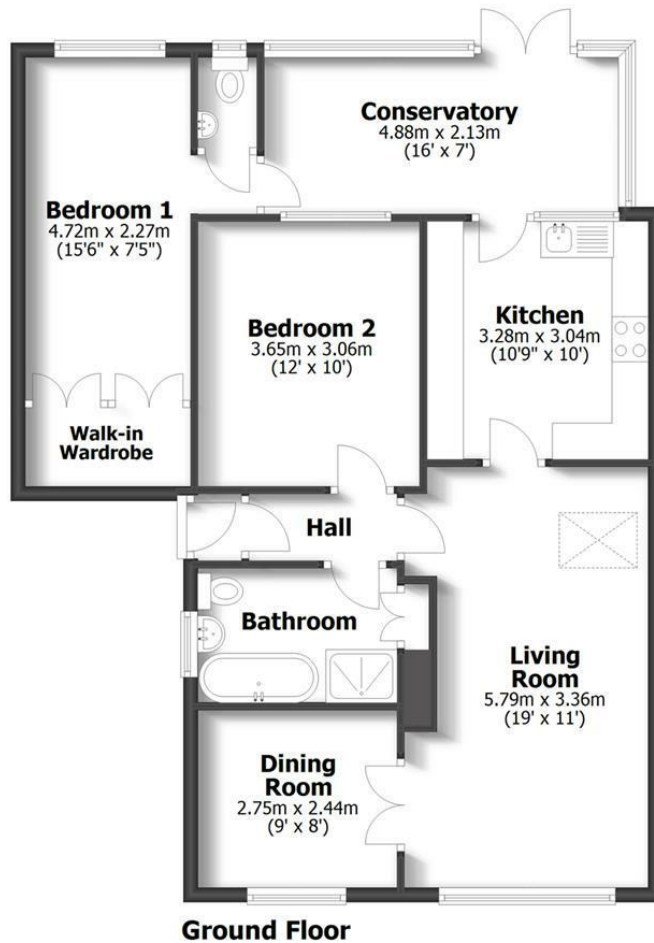
Offers Around
£289,000

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.



**1 NORTON CLOSE
PENN**



HOUSE: 83.7sq.m. 900sq.ft.
 LOFT ROOM: 27.2sq.m. 293sq.ft.
TOTAL: 110.9sq.m. 1193sq.ft.

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

