



103 Windsor Avenue, Penn, Wolverhampton, WV4 4BJ

**BERRIMAN**  
**EATON**

# 103 Windsor Avenue, Penn, Wolverhampton, WV4 4BJ

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(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Windsor Avenue is a popular road which is situated adjacent to Pennhouse Avenue and lies between the Penn Road and Coalway Road. There is excellent access to bus route which head directly to Wolverhampton and surrounding areas. There is a good selection of schooling in both sectors for both primary and secondary with Warstones Primary and Woodfield Infants and Primary only a couple of roads away. The property backs onto Windsor Playing Fields which is ideal for dog walkers.

## DESCRIPTION

103 Windsor Avenue is a semi-detached property in a popular location with a good sized driveway and a beautiful, large rear garden with a private aspect. The internal accommodation briefly comprises entrance porch and hallway, office/study, living room, extended sitting room, fitted breakfast kitchen and downstairs w/c to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom fitted with a white suite. The property benefits from central heating and double glazing.

## ACCOMMODATION

The enclosed ENTRANCE PORCH is accessed via a composite door with double glazed inserts and double glazed side windows. There is a tiled floor and access into the ENTRANCE HALLWAY is via a wooden door with stained glass panels. The hallway has a radiator, understairs storage cupboard and the staircase rising to the first floor landing with wooden balustrades. The SITTING ROOM has a decorative wooden fire surround with tiled hearth, picture rail, radiator and a double glazed bay window to the front elevation. The OFFICE has a radiator, spotlights, a double glazed sky light and a double glazed window to the front elevation. The downstairs CLOAKROOM has a low level W.C. and corner wash hand basin, storage cupboards, spotlights and a tiled floor. The extended LIVING ROOM has a wooden feature fireplace with tiled hearth, radiator, coved ceiling and double glazed French doors leading to the rear garden. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces and inset single drainer sink unit with stainless steel mixer tap. Space for appliances including an American style fridge freezer, space and plumbing for washing machine and dishwasher, integrated oven with four ring gas hob and fitted extractor over. There is tiling to the floor and a double glazed window to the rear elevation. A uPVC double glazed door leads into the covered side LOBBY and has a double glazed door to the garden.

The staircase rises to the first floor LANDING with a double glazed window to the side elevation and loft access. The BATHROOM has a contemporary white suite and comprises panelled bath with shower attachment, separate shower cubicle, pedestal wash hand basin and low level W.C. radiator, tiled floor, part tiled walls and a double glazed opaque window to the rear elevation. BEDROOM ONE has a radiator, picture rail and a double glazed bay window to the front elevation. BEDROOM TWO has two fitted wardrobes, a radiator and a double glazed window to the rear elevation. BEDROOM THREE has a picture rail, radiator and a double glazed window to the front elevation.

## OUTSIDE

There is a block paved driveway providing off road parking for several vehicles and lies beyond a dwarf wall to the boundary. The private rear garden is a particular feature of the property due to its size and has a full width decking area with a decorative trellis fence and steps down to the large lawn area. There is a hard standing for a shed and a greenhouse. There is a vegetable patch and the garden is enclosed by a hedge to the 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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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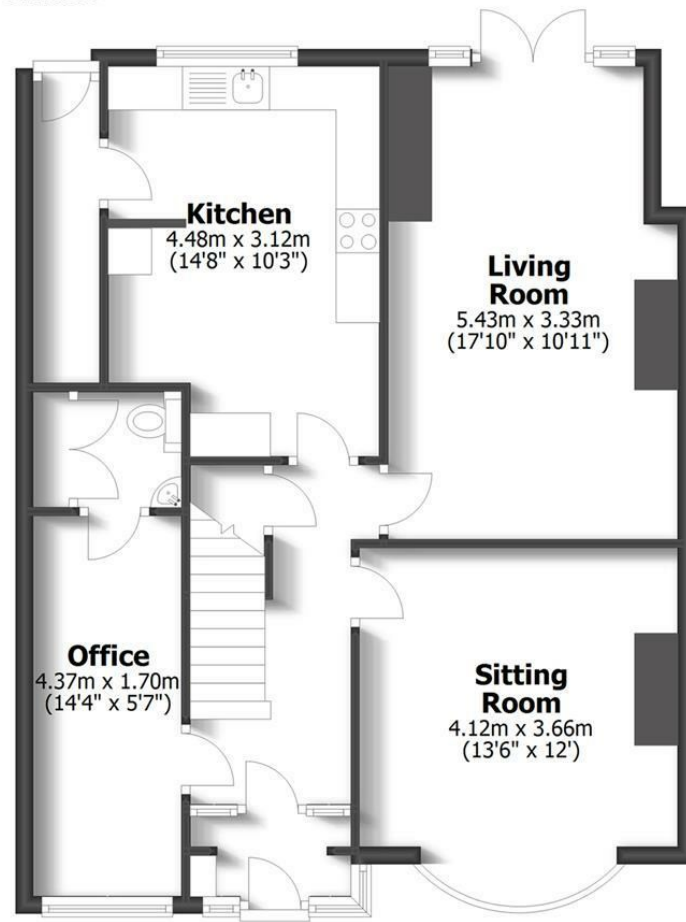
EPC: D

**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.

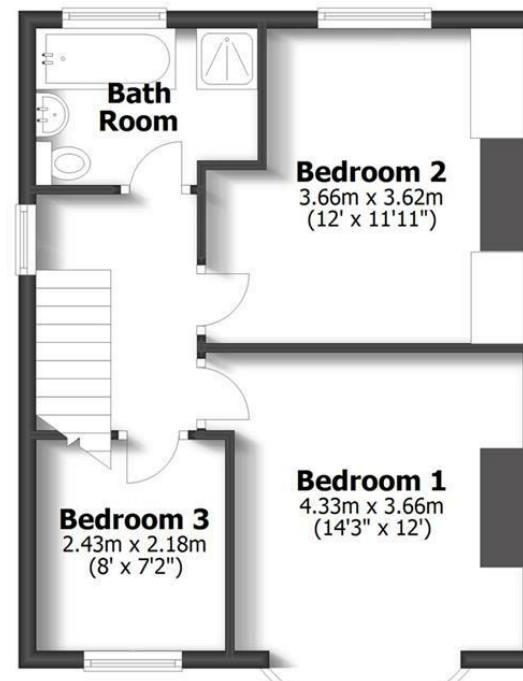


**103 Windsor Avenue**  
Penn

**TOTAL: 109sq.m. 1174sq.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**

