



7 Osborne Road, Wolverhampton, WV4 4BA

BERRIMAN
EATON

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7 Osborne Road is a spacious semi-detached family home, which has been extended and offers extensive off road parking, tandem garage and a beautiful rear garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Osborne Road is a highly regarded residential address which has traditionally been popular within the market. The full range of local facilities available within Penn itself are within easy reach and there is convenient travelling to Wolverhampton City Centre. The area is well served by schooling in both sectors and is an ideal family environment.

DESCRIPTION

7 Osborne Road is a spacious semi-detached family home, which has been extended and offers extensive off road parking, tandem garage and a beautiful rear garden. The internal accommodation briefly comprises dining room, extended sitting room, breakfast room, fitted kitchen, utility room and cloakroom/wc to the ground floor. To the first floor there are four double bedrooms and family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The enclosed ENTRANCE PORCH is accessed via double leaded doors and has a Minton flooring and access through to the ENTRANCE HALLWAY via a wooden opaque glazed door with original opaque stained glass windows to the side. There is under stairs storage, a radiator, decorative coving, picture rail and the staircase rising to the first floor landing. The downstairs TOILET has a low level W.C., a single glazed window to the side elevation and cloaks hanging rail. The DINING ROOM has a wooden feature fireplace with inset coal effect gas fire with marble hearth, wall light points, a radiator, coved ceiling and a double glazed leaded walk-in bay window to the front elevation. The extended LIVING ROOM has a brick feature fireplace with inset gas fire and tiled hearth. There is a radiator, coved ceiling and double glazed patio doors leading to the rear garden. The BREAKFAST ROOM has an original dresser with drawers beneath and shelving, picture rail, coved ceiling, radiator and a single glazed walk-in bay window to the side elevation. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap. Integrated double oven, 4 ring gas hob with pull-out extractor over, space for a fridge and space and plumbing for a dishwasher. Part tiled walls, double glazed window to the rear elevation and a double glazed door with opaque leaded insert into the utility. The UTILITY has a polycarbonate roof, fitted work surfaces with single drainer sink unit with storage beneath and wall mounted cupboards. Space and plumbing for a washing machine, space for a tumble dryer and a fridge and freezer. There is strip lighting, a double glazed window to the rear elevation and a double glazed door to the rear garden. The TANDEM GARAGE has double opening doors with part polycarbonate roof and strip lighting.

The staircase rises to the first floor LANDING. The BATHROOM is fitted with a white suite and comprises a panelled jet bath, vanity wash hand basin with mixer tap and a walk-in curved shower cubicle. There is a cupboard housing the wall mounted Worcester Bosch central heating boiler. Part tiled walls, chrome heated ladder towel rail and a double glazed opaque window to the rear elevation. A separate TOILET with low level W.C., tiled walls, radiator and a double glazed window to the side elevation. BEDROOM ONE has a walk-in double glazed leaded bay window with fitted window seat with storage beneath to the front elevation, picture rail, wall light points and a radiator. BEDROOM TWO has a picture rail, radiator and a double glazed window to the rear elevation. BEDROOM THREE has a fitted wardrobe with sliding part mirrored door, two radiators and two double glazed leaded windows to the front elevation. BEDROOM FOUR has a radiator and a double glazed window to the rear elevation.

OUTSIDE

There is a large creteprint driveway providing off road parking for several vehicles behind a dwarf wall and giving access to the entrance and garage. The rear garden is a particular feature due to its size and has a full width paved patio area with a step down to the large lawn area. There is a further patio area to the rear with decorative raised gravelled borders. There is a hard standing for a shed and fencing and a wall 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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Offers Around
£425,000

EPC: D

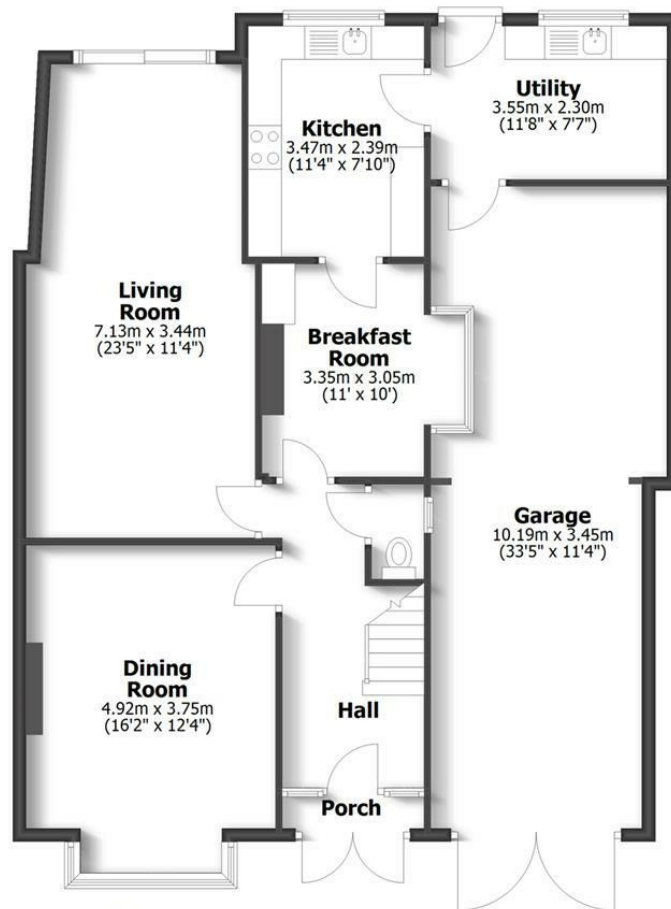
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**7 OSBORNE ROAD
PENN**

HOUSE: 150.1sq.m. 1615sq.ft.
 GARAGE: 30.6sq.m. 330sq.ft.
TOTAL: 180.7sq.m. 1945sq.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

