



61 Wynchcombe Avenue, Penn, Wolverhampton, WV4 4JG

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: D

LOCATION

Wynchcombe Avenue is located off Warstones Road which benefits from a selection of shops and schools close by. There is also easy access to regular bus services which lead into the City Centre.

DESCRIPTION

61 Wynchcombe Avenue is a traditionally appointed semi-detached property in a popular location with ample off road parking and an enclosed rear garden with garage at the rear. The internal accommodation briefly comprises living room, extended dining room, kitchen/breakfast room, downstairs cloakroom and garden room to the ground floor. To the first floor are three bedrooms and a shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE PORCH has a uPVC door with decorative opaque leaded insert and matching side window. The ENTRANCE HALLWAY has a radiator, cloaks cupboard with hanging rail and the staircase rising to the first floor landing. The LIVING ROOM has a wooden feature fireplace with inset coal effect gas fire with marble hearth, radiator, coved ceiling and a double glazed window to the front elevation. Double doors lead into the extended DINING ROOM with two radiators, coved ceiling, wall light points and double glazed French doors leading to the rear garden. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap. Integrated double Stoves oven with 4 ring gas hob and pull out extractor over. Additional integrated appliances include dishwasher, fridge freezer, washing machine and tumble dryer. Fitted breakfast bar, radiator, tiled floor, double glazed windows to the side and rear elevations and a uPVC door leading into the garden room. The INNER LOBBY houses the Vaillant wall mounted central heating boiler and a door into the downstairs CLOAKROOM with low level W.C., tiled floor and a double glazed opaque window to the side elevation. The GARDEN ROOM has a polycarbonate roof, windows to three elevations and a door to the rear garden.

The staircase rises to the first floor LANDING with wooden balustrades, loft access, Airing Cupboard with fitted shelving and a double glazed opaque window to the side elevation. The SHOWER ROOM has a curved cubicle with multi headed shower, vanity wash hand basin incorporating low level W.C. Tiled splashbacks, radiator, large chrome heated ladder towel rail and a double glazed opaque window to the rear elevation. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes, overhead storage and matching bedside table, radiator and a double glazed window to the front elevation. BEDROOM TWO has fitted wardrobes with overhead storage, radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM THREE has a storage cupboard incorporating the stairs recess, a radiator and a double glazed window to the front elevation.

OUTSIDE

There is a block paved driveway providing off road parking for several vehicles with part fencing, part wall to the boundary and there is gated access to the side leading through to the rear garden. The rear garden has a paved patio area with steps leading to a lawn area with stepping stones leading to the rear patio. The garden is enclosed by fencing to the boundary and has well planted borders. There is hard standing for a shed and access to the GARAGE via a uPVC double glazed door to the rear and with an elevating door to the front. There is side gated access to the rear car park.

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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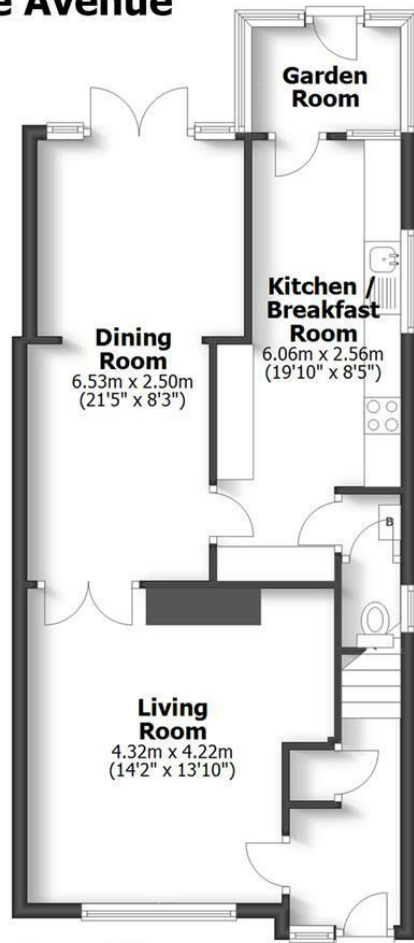
Offers Around
£269,950

EPC: D

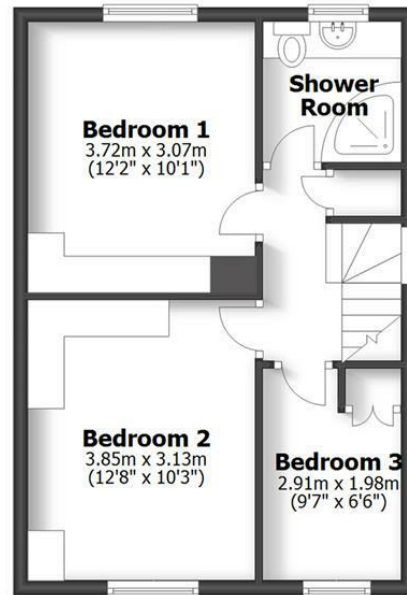
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



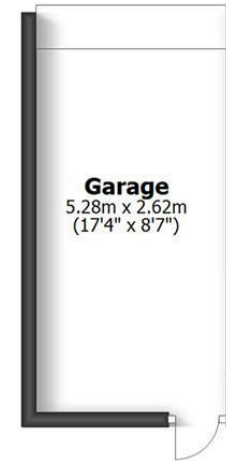
61 Wynchcombe Avenue
Penn



Ground Floor



First Floor



HOUSE: 96.9sq.m. 1043sq.ft.
GARAGE: 13.8sq.m. 149sq.ft.
TOTAL: 110.7sq.m. 1192sq.ft.

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

