



56 Hilston Avenue, Penn, Wolverhampton, WV4 4SZ

**BERRIMAN**  
**EATON**

# 56 Hilston Avenue, Penn, Wolverhampton, WV4 4SZ

56 Hilston Avenue is a traditionally appointed semi-detached family home with ample off road parking and rear garden. The internal accommodation briefly comprises lounge/dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a modern family bathroom fitted with a white suite. The property benefits from central heating and double glazing and there is an electric vehicle charging point.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Hilston Avenue is a popular and established address situated within easy reach of the wide ranging local facilities provided by Springhill and the picturesque village of Wombourne is within a few minutes drive. There is a wide variety of facilities available within Penn itself and the further, more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge are all within easy travelling distance. Furthermore, the area is well served by reputable schooling for all age groups.

## DESCRIPTION

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## ACCOMMODATION

The enclosed ENTRANCE PORCH has a uPVC double glazed door with matching side windows, spotlights and access into the ENTRANCE HALLWAY via a further uPVC door with opaque insert and matching side panels. The staircase rises to the first floor landing with wooden balustrades and there is a radiator and understairs open storage with cloaks rail. The LIVING ROOM has an open fireplace with provision for a wall mounted T.V., radiator, fitted shelving and a double glazed bay window to the front elevation. The DINING AREA has a vertical radiator, fitted shelving, a double glazed French doors leading to the rear garden and an arch into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine, dishwasher and tumble dryer. Integrated oven with 4 ring ceramic hob and fitted extractor over. Wall mounted central heating boiler, wall light points, double glazed window to the rear elevation and a double glazed door to the rear garden.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with multi headed shower over and glazed side screen, vanity wash hand basin and a low level W.C. Heated ladder towel rail, part tiled walls and a double glazed opaque window to the rear elevation. BEDROOM ONE has a fitted wardrobe, part panelling to the walls, a radiator and a double glazed bay window to the front elevation. BEDROOM TWO has part panelling to the walls, a radiator and a double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed window to the front elevation.

## OUTSIDE

The property has a block paved driveway in a herringbone style providing off road parking for several vehicles and there is an electric vehicle charging point. The driveway is flanked by an Astroturf area with decorative gravelled border with lighting. There is access to the GARAGE which has an elevating door, spotlights and a wooden door to the rear. The rear garden has a paved patio area with wooden pergola and an Astroturf area with gravelled border. Steps lead down to a lawn area with a bark border and a further patio area to the rear. There is fencing 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

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

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£250,000

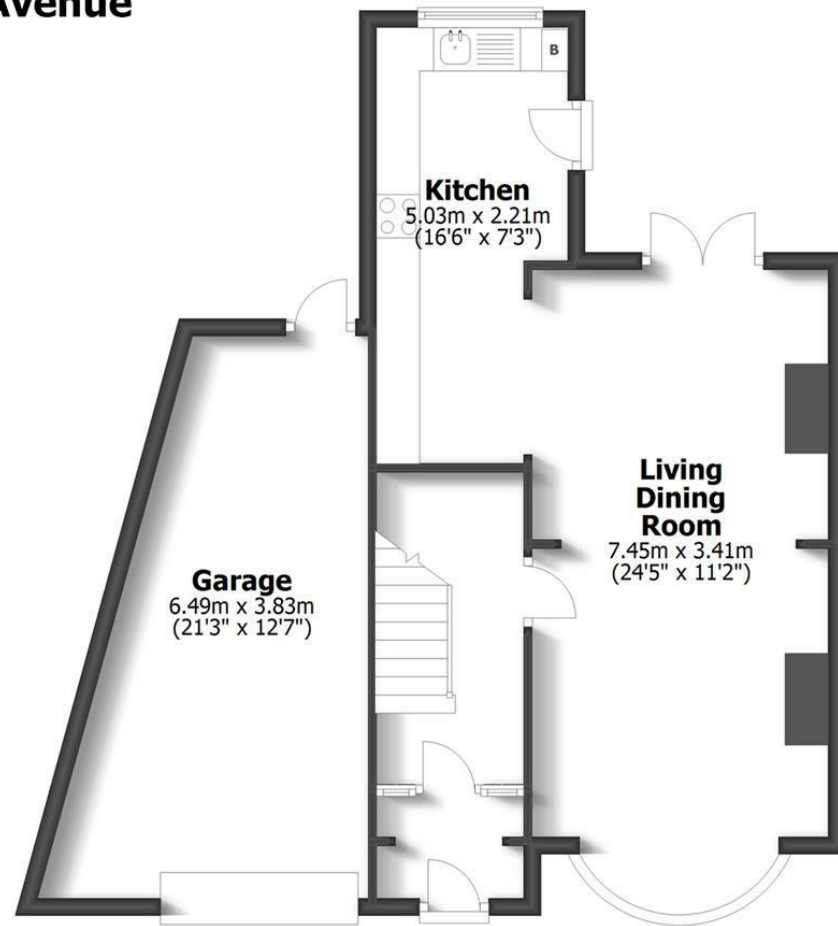
EPC: D

**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.

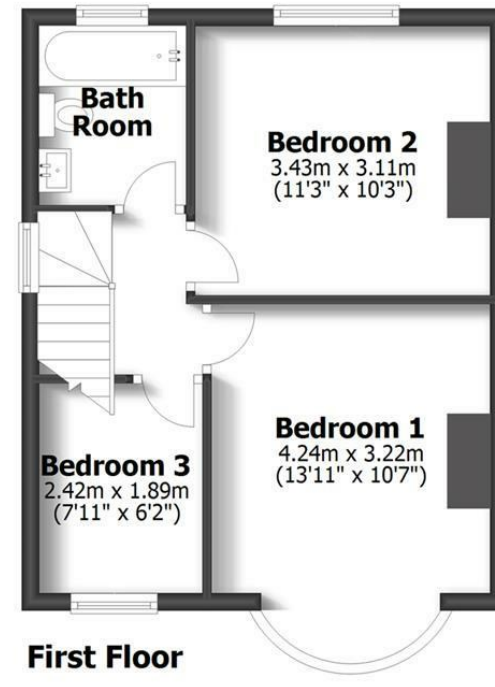


# 56 Hilston Avenue Penn

HOUSE: 76.6sq.m. 824sq.ft.  
GARAGE: 18.9sq.m. 204sq.ft.  
**TOTAL: 95.5sq.m. 1024sq.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**

