



1 Rutland Avenue, Wolverhampton, WV4 4JB

BERRIMAN
EATON

1 Rutland Avenue, Wolverhampton, WV4 4JB

Rutland Avenue is a traditionally appointed semi-detached family home with a separate annexe bungalow. It occupies a corner plot with a large driveway, garage and an enclosed rear garden. The annexe is accessed via a connecting lobby just off the garage. The property would benefit from a scheme of refurbishment and comes with central heating, majority double glazing and no upward chain.

(WOMBOURNE OFFICE)
EPC: C - House
D - Annexe

LOCATION

Rutland Avenue located close to the Warstones Road and is ideally located for local amenities and the further facilities afforded by the city centre, with a variety of schools in both sectors. Regular bus routes along the Penn Road and Warstones Road provide public transport to the city centre and surrounding areas.

DESCRIPTION

Rutland Avenue is a traditionally appointed semi-detached family home with a separate annexe bungalow. It occupies a corner plot with a large driveway, garage and an enclosed rear garden. The internal accommodation briefly comprises two reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The annexe is accessed via a connecting lobby just off the garage, and comprises living room, kitchen, double bedroom and cloakroom/wc.

The property would benefit from a scheme of refurbishment and comes with central heating, majority double glazing and no upward chain.

ACCOMMODATION

The enclosed ENTRANCE PORCH has single glazed opaque French doors and matching side panels. The ENTRANCE HALLWAY is accessed via a wooden door with decorative stained glass insert and side panels. There is a radiator, an understairs storage cupboard and the staircase rising to the first floor landing. The SITTING ROOM has a wooden fire surround with wall mounted gas fire, a radiator and a double glazed bay window to the front elevation. The LIVING ROOM has a brick fireplace with wall mounted gas fire, fitted shelving, radiator and sliding patio doors to the rear garden. The KITCHEN has a base unit with inset single drainer sink unit, space for a slot-in oven, part tiled walls, radiator, a double glazed window to the rear elevation and a double glazed door leading to the garage. The GARAGE has an elevating door, an understairs storage cupboard and two double glazed windows to the side elevation. There is an inter-connecting door to the ANNEXE BUNGALOW which has a double glazed window overlooking the rear garden double glazed door. A double glazed door to the front and two side windows. A wooden door gives access to the annexe which has an ENTRANCE HALLWAY with radiator and loft access. The KITCHENETTE has fitted base units with inset single drainer stainless steel sink unit and tiled splash back, a serving hatch into the sitting room, strip lighting, radiator, a single glazed opaque window and a cupboard housing the wall mounted central heating boiler. The SITTING ROOM has a radiator, double glazed patio doors leading to the garden and a single glazed window to the side. BEDROOM FOUR has a radiator, a walk-in shower cubicle with electric shower and a double glazed window to the front elevation. The CLOAKROOM has a wash hand basin, low level W.C., radiator and an extractor.

The staircase rises to the first floor LANDING with metal balustrades, a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a white suite and comprises panelled bath with shower attachment, pedestal wash hand basin and low level W.C. There is a wall mounted central heating boiler, a radiator, part tiled walls and a double glazed opaque window to the rear elevation. BEDROOM ONE has a radiator and a double glazed walk-in bay window to the front elevation. BEDROOM TWO has a radiator, fireplace 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 occupies a large corner position with a block paved driveway in a herringbone style providing off road parking for several vehicles. There is a gravelled area to the front of the annexe. The low maintenance rear garden has a gravelled area with a small patio and lawn and there is fencing 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

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

Offers Around
£220,000

EPC: C

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 Rutland Avenue
Penn**

HOUSE: 73.0sq.m. 786sq.ft.
 GARAGE: 16.9sq.m. 182sq.ft.
 ANNEXE: 35.8sq.m 385sq.ft.
TOTAL: 125.7sq.m. 1353sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



