



20 Brenton Road, Wolverhampton, West Midlands, WV4 5NX

BERRIMAN
EATON

20 Brenton Road, Wolverhampton, West Midlands, WV4 5NX

This is a traditionally appointed and extended, semi-detached family home with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises porch, entrance hall, dining room, living room, fitted kitchen, utility room and conservatory to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Brenton Road is a much sought after address standing at the heart of the Wolverhampton suburb of Penn. The house is well located for easy access to the wide ranging local facilities available within Penn itself including excellent schooling with St Barts being within convenient walking distance. The Penn Road (A449) is close by and provides convenient access in and out of the City Centre. The open spaces of Penn Common are nearby and offers a golf course.

DESCRIPTION

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ACCOMMODATION

The PORCH has a wooden door with leaded panel, single glazed leaded windows to the front and side elevations, with a further UPVC double glazed leaded door giving access into the ENTRANCE HALL, which has double glazed leaded windows either side of the door, staircase rising to the first floor landing and radiator. The DINING ROOM has a double glazed leaded window to the front elevation, radiator and an open fireplace. The LIVING ROOM has a double glazed bay window to the rear elevation, double glazed door to the conservatory, raised and recessed gas fire, wiring for wall lights and radiator. The CONSERVATORY is double glazed and brick construction with a polycarbonate roof and double glazed French doors to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, integrated double oven and gas hob, space for a fridge freezer, double glazed window to the rear elevation and tiled floor. The UTILITY ROOM is fitted with a work surface with space and plumbing for a washing machine and tumble dryer, UPVC double glazed door to the rear garden and door into the GARAGE which has an elevating door and storage cupboard beneath the stairs.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a white suite which comprises of a bath with shower over, vanity wash hand basin, low level WC, double glazed opaque window to the rear elevation, radiator and towel rail and airing cupboard which houses the wall mounted central heating boiler. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, fitted wardrobes with overhead storage and matching drawers and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, fitted wardrobe and radiator. BEDROOM 3 has a double glazed leaded window to the front elevation, radiator and storage cupboard over the stairs recess.

OUTSIDE

To the front of the property there is a driveway providing off road parking shaped lawn and planted borders with a path leading to the porch. The REAR GARDEN has a paved patio area with steps leading to a raised lawn with well stocked and established planted borders with a fence to the boundary and a hardstanding for a shed.

TENURE WE UNDERSTAND THAT THE PROPERTY IS 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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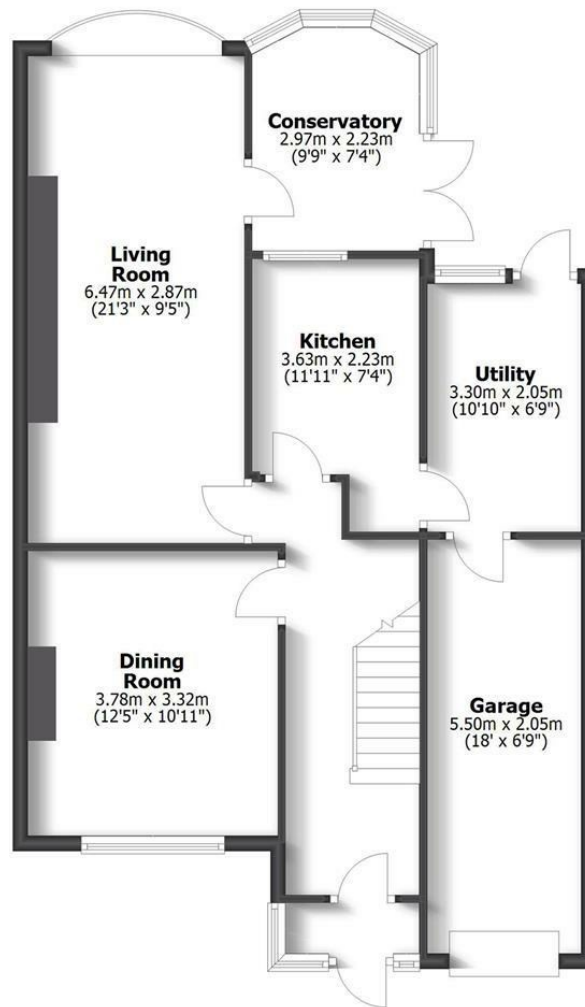
Offers In The Region Of
£293,000

EPC: C

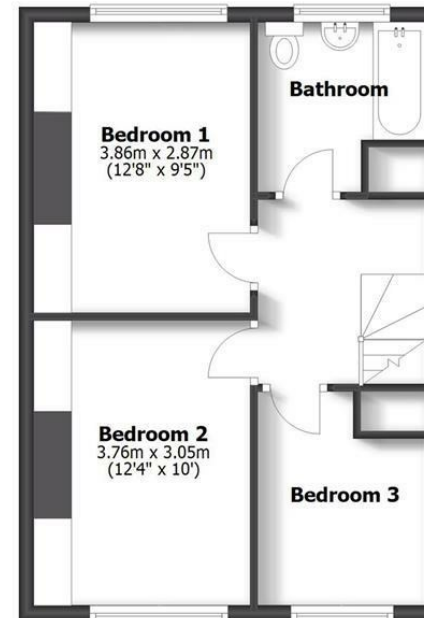
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



20 Brenton Road Wombourne



Ground Floor



First Floor

HOUSE: 105.5sq.m. 1136sq.ft.
GARAGE: 11.2sq.m. 121sq.ft.
TOTAL: 116.7sq.m. 1257sq.ft.

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

