



109 Pinfold Lane, Wolverhampton, WV4 4EN

BERRIMAN
EATON

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Pinfold Lane is a well presented, extended semi detached family home with a gravelled driveway and a large rear garden. The internal accommodation briefly comprises entrance hall, dining room, living room, breakfast kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Pinfold Lane is an established and sought after address standing within convenient travelling of the local facilities available along the Penn Road (A449). There are regular bus services to the further and more extensive amenities afforded by Wolverhampton City Centre itself, Wombourne, Stourbridge and beyond. Furthermore, the area is well served by schooling. There are a variety of shops at the end of the road at Warstones.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with opaque inserts, staircase rising to the first floor with wooden balustrades and storage underneath; and decorative radiator. The DINING ROOM has a double glazed bay window to the front elevation radiator and picture rail. The LIVING ROOM has a log burner set within a fireplace with wooden sleeper, radiator, single glazed French door and window to the CONSERVATORY which has a further door to the kitchen, double glazed windows and door to the rear garden and a polycarbonate roof. The KITCHEN/BREAKFAST ROOM has been extended and refurbished to a high standard and is fitted with a range of wall and base units with solid oak worksurfaces incorporating a breakfast bar, inset one and a half sink and drainer, integrated appliances including double oven, induction hob, two integrated fridge 's, freezer, dishwasher, washing machine, UPVC doors to the conservatory and rear garden, vaulted ceiling with skylights, tiled splashback, spotlights and vertical radiator. There is also a door to the GARAGE which has wooden double opening doors and strip lighting.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, double glazed, stained glass, window to the side elevation, loft access with a pull down ladder. The BATHROOM is fitted with a white suite which comprises bath with shower over, low level WC, pedestal wash hand basin, double glazed windows to the rear garden, heated ladder towel rail, tiling to the walls and flooring and spotlights. DOUBLE BEDROOM 1 has fitted wardrobes with sliding doors, double glazed bay window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window and radiator.

OUTSIDE

The property is set back from the road and benefits from a gravelled drive suitable parking several vehicles off road and gives access to the garage. The REAR GARDEN has a paved patio, hedge and fence to boundary, large lawned area and hardstanding for a shed.

TENURE WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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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.



109 PINFOLD LANE PENN

TOTAL: 98.3sq.m. 1160sq.ft.

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



