



100 Jeffcock Road, Pennfields, Wolverhampton, WV3 7AF

BERRIMAN
EATON

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This is a period end of terraced property arranged over three floors and benefitting from an extensive and stylish refurbishment. There is a gated driveway providing off road parking to the front and a large rear garden. The internal accommodation briefly comprises living room, dining room and modern kitchen. To the first floor there are two double bedrooms and a family bathroom. To the second floor there are two further double bedrooms and a bathroom. There is a cellar and an external WC. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Jeffcock Road is one of the major roads linking Bradmore Road to Lea Road providing excellent access into Wolverhampton City Centre and providing regular public transport in and out of the City. The property is within convenient distance of Bantock Park and Tesco Superstore. The Royal Wolverhampton School is also located close by.

DESCRIPTION

This is a period end terraced property arranged over three floors and benefitting from an extensive and stylish refurbishment. There is a gated driveway providing off road parking to the front and a large rear garden. The internal accommodation briefly comprises living room, dining room and modern kitchen. To the first floor there are two double bedrooms and a family bathroom. To the second floor there are two further double bedrooms and a bathroom. There is a cellar and an external WC. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque leaded detail and a double glazed side to the side elevation, radiator and door to the cellar. The staircase rises to the first floor landing with wooden balustrades. The LIVING ROOM has a double glazed bay window with fitted window seat storage, a fireplace with decorative surround, wiring for wall lights and radiator. The DINING ROOM has a double glazed window to the side elevation, fireplace with decorative surround and marble hearth, wiring for wall lights, radiator and door into the KITCHEN. This is fitted with a range of high quality wall and base units with complementary worksurfaces with inset Belfast sink and mixer tap, integrated appliances including fridge, freezer, washing machine and oven with four ring gas hob and extractor. There are spotlights, double glazed window to the side elevation and double glazed UPVC door to the rear garden.

The staircase rises to the FIRST FLOOR which has a split level landing, double glazed window to the side elevation and radiator. The PRINCIPAL BEDROOM has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the side elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath, shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the side elevation, spotlights and tiling to the floor and walls.

The staircase rises to the SECOND FLOOR which has a DOUBLE BEDROOM with double glazed window to the side elevation and radiator. A further DOUBLE BEDROOM with double glazed window to the front elevation and radiator and BATHROOM fitted with a white suite which comprises bath with multi headed shower over and glazed screen, vanity with mixer tap, low level WC, double glazed opaque window to the side elevation, spotlights, tiled floor and part tiling to walls.

The CELLAR has steps and lighting.

OUTSIDE

To the front of the property is a blocked paved driveway providing off road parking for several vehicles with double opening gates, a fence and hedge border and a side access to the REAR GARDEN. This has steps leading to the rear door and an OUTBUILDING which has a low level WC wash hand basin and the wall mounted central heating boiler. There is a metal railing and a path leading to the bottom of the garden with a large lawn and a fence and hedged border.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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Offers In The Region Of
£265,000

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.



100 Jeffcock Road Pennfields

TOTAL: 149.9sq.m. 1614sq.ft.

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



