



51 Swan Bank, Wolverhampton, WV4 5PZ

BERRIMAN
EATON

51 Swan Bank, Wolverhampton, WV4 5PZ

This is a traditionally appointed end terraced property with on road parking and a large rear garden. The internal accommodation briefly comprises entrance hall, kitchen, living room and dining area to the ground floor. To the first floor there are two double bedrooms and a bathroom fitted with a white suite. The property benefits from majority double glazing, central heating and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Swan Bank stands in a popular address which is convenient for local facilities available within Penn itself and which is convenient for the extensive amenities afforded by the City Centre. The area is well served by schooling and there are regular public transport services along the length of the Penn Road.

DESCRIPTION

This is a traditionally appointed end terraced property with on road parking and a large rear garden. The internal accommodation briefly comprises entrance hall, kitchen, living room and dining area to the ground floor. To the first floor there are two double bedrooms and a bathroom fitted with a white suite. The property benefits from majority double glazing, central heating and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque inserts with understairs storage and radiator. The KITCHEN is fitted with a range of base units with a complementary work surface with inset single drainer sink. There is space for an oven, fridge, freezer, plumbing for the washing machine, fitted extractor, double glazed window to the front elevation, tiled splashback and radiator. The LOUNGE has two secondary windows to the side elevation, radiator, space for a log burner and staircase rising to the first floor landing. There is a step up to the DINING AREA which has a wooden door leading to the rear garden, secondary window to the side, radiator, wiring for wall lights and fitted storage cupboards.

The staircase rises to the FIRST FLOOR LANDING which has a radiator and access to the BATHROOM which is fitted with a white suite which comprises bath with shower over, low level WC, vanity wash hand basin, double glazed opaque window to the rear elevation and radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and a range of fitted bedroom furniture including wardrobes, drawers and dressing table. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator, loft access and storage cupboard which houses the wall mounted central heating boiler.

OUTSIDE

There are steps behind a hedged frontage giving access to the front door. There is gravelled side access which leads to the REAR GARDEN. This is an enviable size with a tarmac patio, path to the rear and a large lawn with a private aspect.

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

Broadband – Ofcom checker shows Standard / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely 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

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

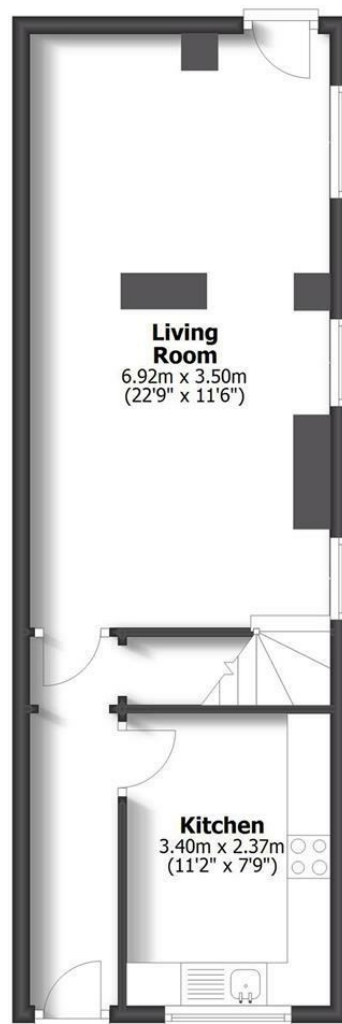
Offers In The Region Of
£180,000

EPC:

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.



51 Swan Bank Wolverhampton



Ground Floor



First Floor

TOTAL: 72.9sq.m. 785sq.ft.

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

