



20 Hilston Avenue, Penn, Wolverhampton, WV4 4SZ

BERRIMAN
EATON

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This is a stylishly presented traditionally appointed three bedroom semi-detached property with a driveway suitable for parking several vehicles off road and a lovely, established rear garden. The internal accommodation briefly comprises entrance hall, living room, open plan kitchen, dining and family area to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and electric car charging point.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Hilston Avenue is a popular and established address situated within easy reach of the wide ranging local facilities provided by Springhill and the picturesque village of Wombourne is within a few minutes drive. There is a wide variety of facilities available within Penn itself and the further, more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge are all within easy travelling distance. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

This is a stylishly presented traditionally appointed three bedroom semi-detached property with a driveway suitable for parking several vehicles off road and a lovely, established rear garden. The internal accommodation briefly comprises entrance hall, living room, open plan kitchen, dining and family area to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and electric car charging point.

ACCOMMODATION

The ENTRANCE HALL has a staircase rising to the first floor with wooden balustrades, radiator and storage cupboard underneath with a double glazed opaque window to the side elevation. The LIVING ROOM has a double glazed bay window to the front elevation, radiator and fireplace with a multi fuel burner within. The DINING AREA has fitted shelving, built in storage cupboard and space for a fridge freezer. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl with drainer and mixer tap, integrated oven, with 4 ring gas hob and fitted extractor, space for washing machine and tumble dryer, spotlights and radiator. The FAMILY AREA has a glass roof with double glazed windows, double glazed French doors onto the garden and a radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and door into the SHOWER ROOM. This has a walk in cubicle with multi headed shower, low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail, part tiling to the walls and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed bay window to the front elevation, radiator and fitted hanging rails. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and loft access. BEDROOM 3 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles, electric car charging point, walled boundary and a planting border. There is side gated access to the REAR GARDEN which has a full width paved patio area, lawn, rear decking area, space for a shed, established and well planted borders and a fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 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.

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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.



20 Hilston Avenue Penn

TOTAL: 85.3sq.m. 918sq.ft.

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



