



4 Regent Road, Wolverhampton, WV4 4EL

BERRIMAN
EATON

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This is an immaculately presented semi-detached family home which has been extended to the ground floor which has a gravelled driveway, garage and an enclosed rear garden with garden room/summer house. The internal accommodation briefly comprises entrance porch and hall, living room and open plan kitchen and family room, separate utility and downstairs cloakroom/WC to the ground floor. To the first floor there are three bedrooms and a large modern family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

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

DESCRIPTION

This is an immaculately presented semi-detached family home which has been extended to the ground floor which has a gravelled driveway, garage and an enclosed rear garden with garden room/summer house. The internal accommodation briefly comprises entrance porch and hall, living room and open plan kitchen and family room, separate utility and downstairs cloakroom/WC to the ground floor. To the first floor there are three bedrooms and a large modern family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has double glazed double doors and gives access through a wooden door with single glazed opaque leaded inserts and side panel, the staircase rises to the first floor with wooden balustrades and storage beneath. There is a radiator and oak floor and door leading into the LIVING ROOM, this has a double glazed bay window to the front elevation, coal effect gas fire and surround and radiator. The KITCHEN/FAMILY ROOM has double glazed window and French doors to the rear garden. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated double Bosch oven with hob and fitted extractor; integrated dishwasher and space for fridge freezer. There is a vertical radiator, tiled floor, decorative gas fire and spotlights. The UTILITY has a fitted worksurface, plumbing and space for a washing machine, a wall mounted central heating boiler, a double glazed door to the rear garden, spotlights, skylight and radiator. The CLOAKROOM has a low level WC, Double glazed opaque window to the side elevation, spotlights, radiator and tiled floor. There is a door to the GARAGE which has double opening doors.

The staircase rises to the FIRST FLOOR LANDING which has loft access and double glazed opaque window to the side. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and panelling to the walls. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises a claw foot roll edge bath, separate shower cubicle, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the front elevation and part tiling to the walls.

OUTSIDE

To the front of the property there is a gravelled DRIVEWAY providing off road parking for several vehicles and access to the garage. The REAR GARDEN has a decked and paved area with lawn and fencing to the boundary. The SUMMERHOUSE has double glazed French doors, power and lighting, spotlights and single glazed windows.

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 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

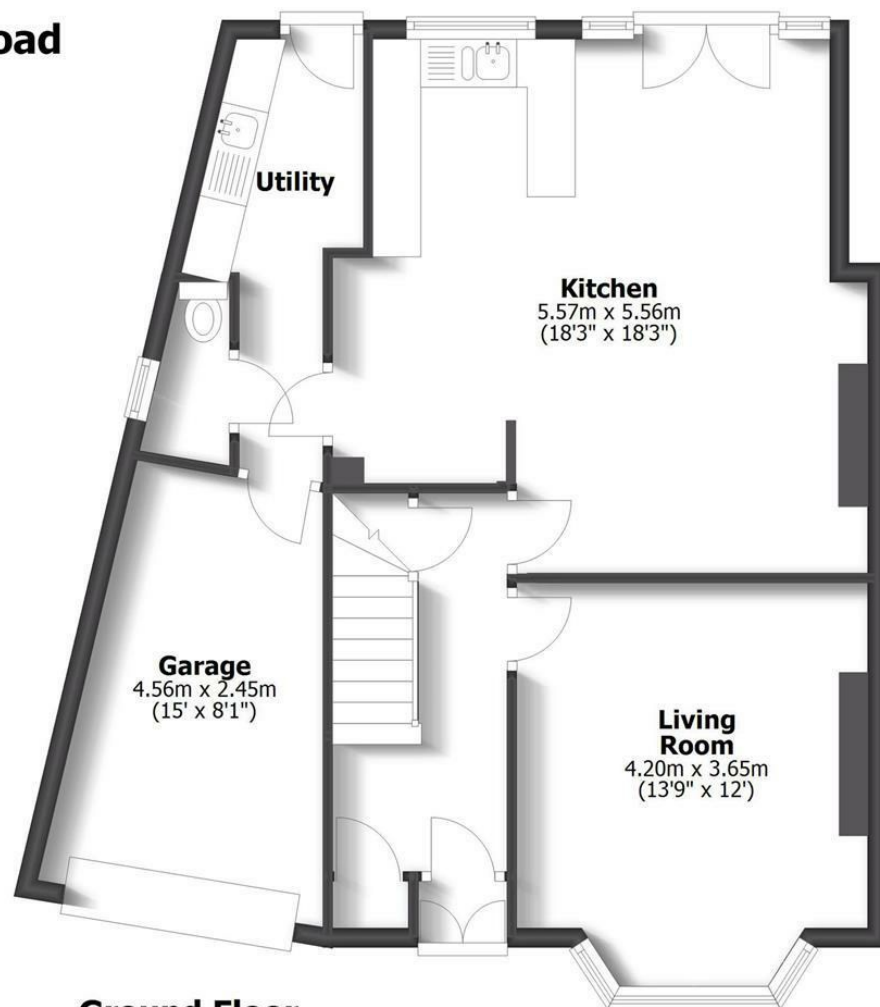
Offers In The Region Of
£315,000

EPC: D

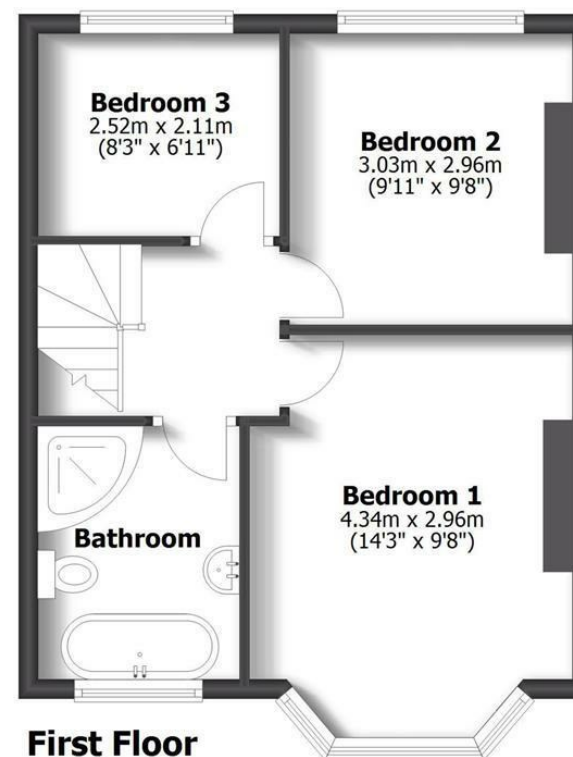
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



4 Regent Road Wolverhampton



Ground Floor



First Floor

HOUSE: 97.0sq.m. 1044sq.ft.
GARAGE: 11.1sq.m. 120sq.ft.
TOTAL: 108.1sq.m. 1164sq.ft.

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

