



1 Woodlands Cottages Penn Road, Wolverhampton, WV4 4DG

BERRIMAN
EATON

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Woodlands Cottage is a charming, semi-detached period cottage which is in immaculate condition and now benefits from a newly replaced roof. There is off road parking, garage and a pretty well stocked and matured rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room, dining room and fitted kitchen, with two double bedrooms and a bathroom. The property benefits from central heating and double glazing.

EPC : E
WOMBOURNE OFFICE

LOCATION

Woodlands Cottages is situated on a private road which is situated just off the Penn Road heading into Wolverhampton City Centre. There are a selection of shops including a Tesco Express within walking distance and a regular bus route into the City Centre. There are a comprehensive range of primary and secondary schools within the area including St Bartholemew, Woodfield and Springdale Primary School. Windsor and Manor Parks are close by and give excellent walks as well as Penn Common and the Seven Cornfields.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed insert, double glazed leaded panel to the side, staircase rising to the first floor, parquet flooring, radiator and steps leading down to the CLOAKROOM which has a vanity wash hand basin, low level WC with radiator, double glazed opaque window to the side elevation and part tiling to the walls. The LIVING ROOM has an inglenook fireplace with tiled hearth, double glazed bay window with fitted shutters to the front elevation, radiator and wiring for wall lights. The DINING ROOM has double glazed French doors to the rear garden, wooden flooring, radiator, wiring for wall lights and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surface, single drainer sink unit with mixer tap, integrated appliances including oven, ceramic hob with fitted extractor hood, dishwasher and washing machine and radiator. There is a space for a fridge and freezer, double glazed window to the rear elevation, double glazed door to the garden and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed leaded opaque window to the side elevation, further bespoke double glazed leaded window, radiator, walk in storage cupboard with double glazed opaque leaded window to the side elevation. The BATHROOM is fitted with a stylish white suite which comprises claw foot roll edge bath with shower attachment, walk in shower cubicle with multi headed shower, low level WC, pedestal wash hand basin and mixer tap, double glazed opaque leaded window to the rear elevation, spotlights, radiator, and a tall chrome heated towel rail. DOUBLE BEDROOM 1 has double glazed leaded window, with fitted shutters, to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation and fitted shutters, fitted wardrobe and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles, lawned foregarden with hedge to the boundary. The GARAGE has an elevating door. There is side gated access into the REAR GARDEN which has a paved patio area, shaped lawn with well stocked and planted borders, additional raised patio and an enclosed fence and hedge boundary with a private aspect.

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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low

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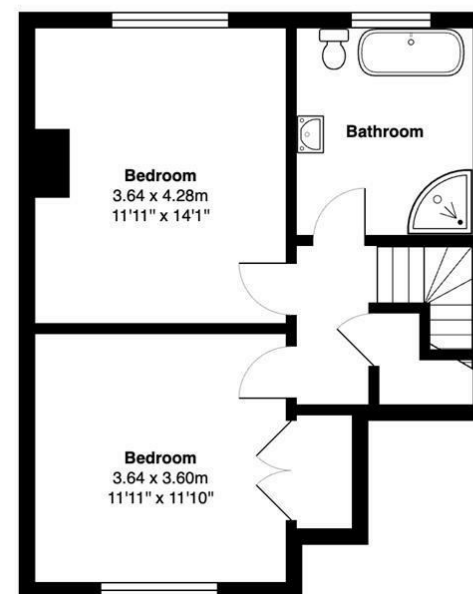
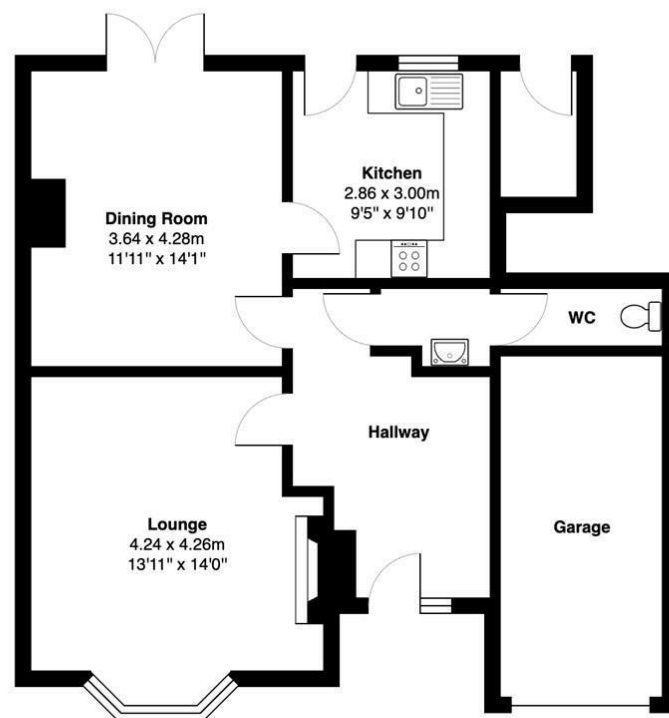
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www.berrimaneaton.co.uk

Offers In The Region Of
£315,000

EPC: E

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.



Total Area: 118.8 m² ... 1279 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

