



47 Belmont Road, Penn, Wolverhampton, WV4 5UD

BERRIMAN  
EATON



## 47 Belmont Road, Penn, Wolverhampton, WV4 5UD

This is a period property which benefits from a lounge, kitchen/dining room with utility area to the ground floor an two double bedrooms and a family bathroom to the first floor. There is a lovely long rear garden and the benefit of central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Belmont Road is a well established cul de sac, which is located just off Mount Road, and which benefits from excellent access to the Penn Road. There are shops conveniently situated close by with regular buses going in and out of the City. The area is very well served for schooling with Woodfield Primary School and the Royal School within walking distance of the property.

### DESCRIPTION

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### ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque inserts, staircase rising to the first floor landing, radiator and door into the LOUNGE, this has a walk in bow window to the front elevation, gas fire with surround, radiator and understairs storage cupboard. Thew KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, wall mounted central heating boiler, space for an oven, double glazed window to the rear elevation, feature fireplace and access to the UTILITY AREA which has plumbing and space for washing machine and tumble dryer and a double glazed door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has loft access. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and fitted storage cupboard. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and fitted wardrobe. The BATHROOM is fitted with a white suite which comprises a bath with multi headed shower over and screen, vanity wash hand basin with mixer tap, low level WC, tiling to the walls and floor, heated ladder towel rail and double glazed opaque window to the rear elevation.

### OUTSIDE

To the front of the property is a walled boundary with hedge and access to the entrance door. There is side access which leads to the REAR GARDEN which is a lovely size, has a storage room, large lawn, rear decking area with space for sheds and a fenced boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND A – Wolverhampton City Council  
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 date 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 risk

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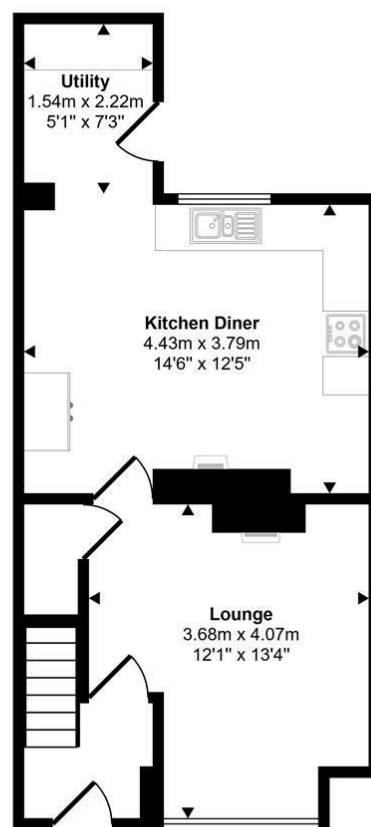
Offers In The Region Of  
£189,950

EPC: D

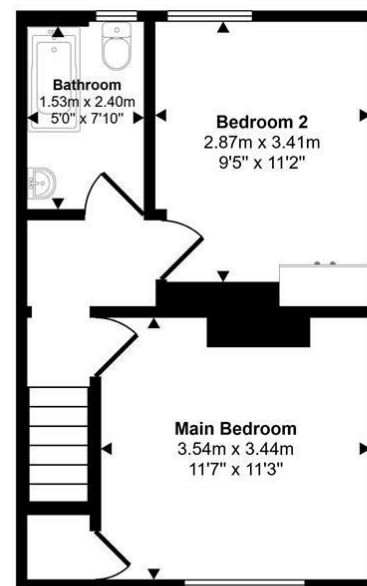
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



Approx Gross Internal Area  
72 sq m / 775 sq ft



Ground Floor  
Approx 39 sq m / 417 sq ft



First Floor  
Approx 33 sq m / 357 sq ft



