



129 Mount Road, Penn, Wolverhampton, WV4 5SD

BERRIMAN
EATON

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This is an immaculately presented detached family home occupying a generous corner plot, arranged over three floors. There is off road parking, garage and gardens to the front, side and rear. It comprises entrance porch, hallway, lounge, dining room, dining kitchen, utility and cloakroom to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. To the second floor there is a large bedroom with an en-suite shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Mount Road is a desirable and sought after road in an established and favoured residential area within walking distance of a wide range of local facilities. The property is reasonably close to the Penn Road where there are regular bus services which run along the length of the Penn Road (A449). There is convenient travelling to the City Centre and the area is well served by schooling in both sectors.

DESCRIPTION

This is an immaculately presented detached family home occupying a generous corner plot. There is ample off road parking, garage and gardens to the front, side and rear. The internal accommodation briefly comprises entrance porch, hallway, lounge, dining room, dining kitchen, utility and cloakroom to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. To the second floor there is a large bedroom with an en-suite shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has a composite door with double glazed windows to the front and side elevations, tiled floor and composite door with stained glass and leaded double glazed inserts, which gives access to the ENTRANCE HALL. There is a staircase which rises to the first floor landing, double glazed opaque window to the front elevation, radiator, understairs storage and wooden balustrades. The LOUNGE has double glazed leaded French doors to the rear garden, decorative open fireplace with vintage mantle and hearth, two double glazed leaded windows to the side elevation and radiator. The SITTING ROOM has a double glazed leaded window to the front elevation, plate rack, beamed ceiling and radiator. The KITCHEN/DINING ROOM is fitted with a stylist range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, plinth lights, double glazed leaded window to the front and side elevations, radiator and tiled floor. There are integrated appliances including double oven, 4 ring gas hob with extractor above, fridge, freezer and dishwasher. There is a door into the UTILITY ROOM which has a fitted worksurfaces with space and plumbing for a washing machine and tumble dryer, double glazed leaded windows to the rear elevation and a UPVC double glazed leaded door giving access to the garden. The CLOAKROOM has a low level WC, wash hand basin with mixer tap, wall mounted central heating boiler, double glazed window to the rear elevation and part panelled wall.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed leaded opaque window to the rear elevation, radiator, airing cupboard which houses the hot water cylinder and staircase which rises to the second floor. The BATHROOM is fitted with a white suite which comprises a bath with shower over and scree, bidet, vanity wash hand basin and mixer tap, heated ladder towel rail, double glazed leaded opaque window to the side elevation and tiling to the floor and walls. There is a separate WATER CLOSET which houses the low level WC and has a double glazed opaque window. DOUBLE BEDROOM 1 has double glazed leaded window to the front and side elevation and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the side elevation and radiator.

The staircase rises to the SECOND FLOOR LANDING which wooden balustrades and a double glazed leaded window. The DOUBLE BEDROOM has three double glazed Velux windows to the rear elevation, generous eaves storage to front and rear and a double glazed leaded window to the rear elevation. The EN-SUITE has a walk in cubicle, low level WC, vanity wash hand basin and mixer tap, double glazed Velux window and radiator.

OUTSIDE

The property occupies a generous corner position with a large block paved DRIVEWAY which gives access to the DOUBLE GARAGE which has an elevating door, as well as a double glazed window and door into the rear garden. There is a front lawn with planted borders enclosed by a well-manicured laurel hedge. There is side gated access to the REAR GARDEN which has a large patio area, lawn, planted borders and is enclosed by a laurel boundary and is partly walled.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 risk

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Offers In The Region Of
£575,000

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.



129 MOUNT ROAD PENN

HOUSE: 155.9sq.m. 1678sq.ft.
GARAGE: 33.9sq.m. 365sq.ft.
TOTAL: 189.8sq.m. 2043sq.ft.

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



