

152 Fairview Road, Penn, Wolverhampton, WV4 4TE

BERRIMAN EATON

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Fairview Road is a detached family home with an extensive driveway providing off road parking for several vehicles, garage and enclosed rear garden. The internal accommodation briefly comprises entrance hallway, living room, dining area and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Fairview Road is an established residential address standing within easy walking distance of Warstones Road with its wide array of shopping facilities at Springhill and Hollybush Lane and providing convenient access to nearby schooling and there is regular public transport to the further amenities provided by the City Centre itself.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with opaque inserted panels, the staircase rises to the first floor landing and has wooden balustrades and there is a radiator. The LOUNGE has a double glazed bay window, coal effect gas fire and surround, radiator and an arch into the DINING AREA with a double glazed window to the rear elevation, wooden floor and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, space for an oven and fitted extractor, plumbing for a washing machine, wall mounted Worcester Bosch central heating boiler (only 7 years old as at 2024), integrated fridge, tiled splashback and double glazed windows to the rear elevation and a double glazed door to the garden. There is also a pantry with fitted shelving beneath the stairs.

The staircase rises to the first floor landing, loft access and a double glazed opaque window to the side elevation. The SHOWER ROOM has a fitted cubicle with shower, pedestal wash hand basin and mixer tap, low level w/c, tiling to the walls, double glazed opaque window to the rear elevation and radiator. DOUBLE BEDROOM 1 has a double glazed bay window to the front elevation, fitted wardrobes with overhead storage and complementary bedside tables, radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

OUTSIDE

The property occupies a corner position and has a large block paved driveway suitable for parking several vehicles off road, with a fenced border and giving access to the entrance and the garage. The GARAGE has wooden double opening doors and gives access to the rear garden. The REAR GARDEN has a full width paved patio area with steps to the bottom of the garden and double gated access leading to the front which is enclosed for further storage. There is a lawn with well stocked and planted borders and space for a shed.

TENURE We understand that the property is FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – Wolverhampton MBC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
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Wombourne Office
01902 326366
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Offers Over
£280,000

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.



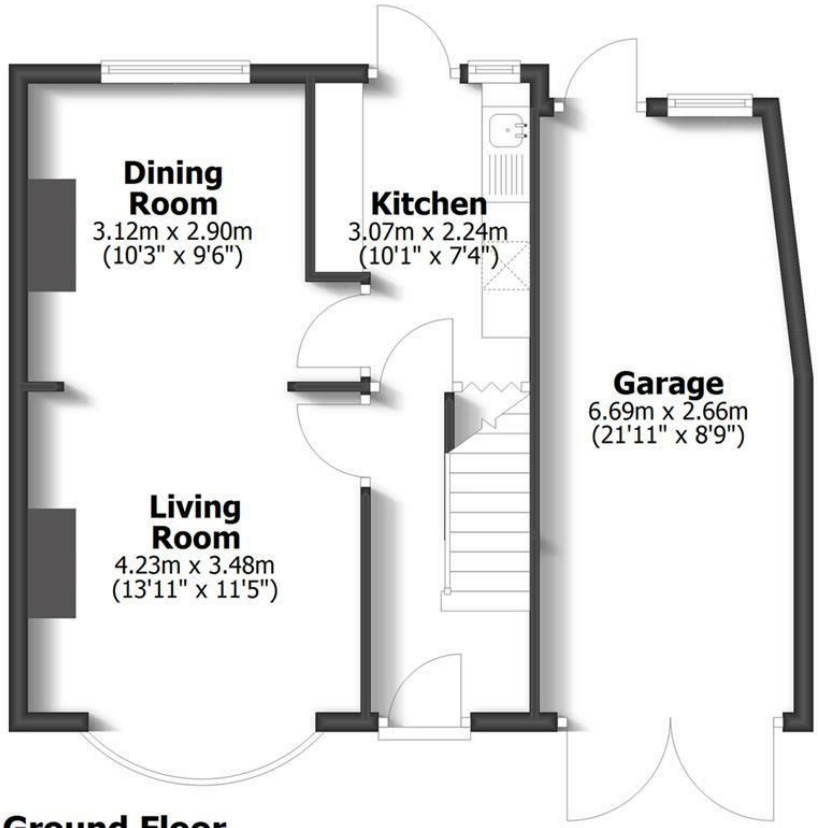



152 Fairview Road

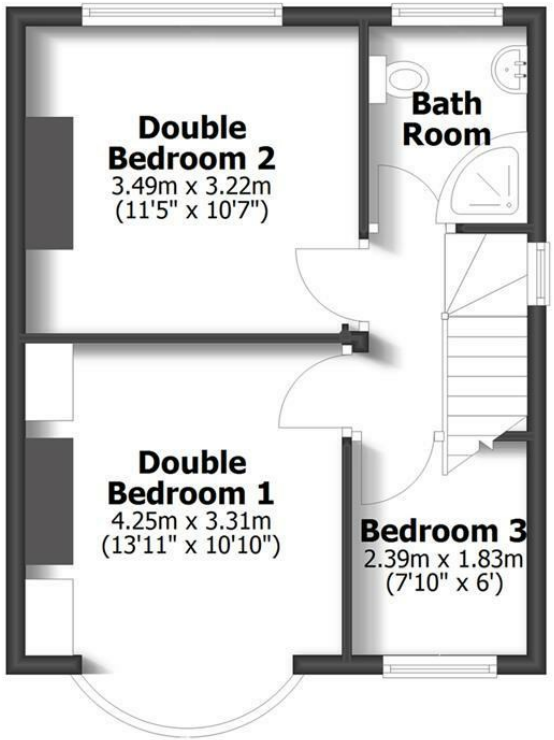
Penn

HOUSE:	69.9sq.m.	753sq.ft.
GARAGE:	16.1sq.m.	173sq.ft.
TOTAL:	**86.0sq.m.**	**926sq.ft.**

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



Ground Floor



First Floor







