49 Canterbury Road, Penn, Wolverhampton, West Midlands, WV4 4EQ

BERRIMAN
EATON

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LOCATION

Canterbury Road is a quiet crescent running off Pinfold Lane which is an established and sought after address standing within convenient travelling of the local facilities available along the Penn Road (A449). There are regular bus services to the further and more extensive amenities afforded by Wolverhampton City Centre itself, Wombourne, Stourbridge and beyond. Furthermore, the area is well served by reputable schooling for all age groups with Warstones Primary and Highfields both being within walking distance.

DESCRIPTION

49 Canterbury Road is a large, traditionally appointed semi-detached family home with a driveway affording off road parking for several vehicles, garage and well established rear garden with a large timber workshop, which has power and insulation and could be used as a hobbies room or converted into a recreational room. The internal accommodation briefly comprises storage cupboard (cwtch), lounge, sitting room, kitchen/diner and separate utility room with cloakroom/wc to the ground. To the first floor there are five bedrooms, four of which are double, and bathroom with w/c.

ACCOMMODATION

An OPEN PORCH gives access to the ENTRANCE HALLWAY through a wooden door with stained leaded opaque glazed inserts with matching side window with secondary glazed unit, picture rail, radiator, staircase with wooden balustrades rising to the first floor landing, oak flooring, understairs storage cupboard and door into the CWTCH / STORAGE ROOM with fitted shelving. The LOUNGE has a single glazed bay window with stained glass top openers, curved radiator, open fireplace with basket gas fire with coals, wooden surround with tiled slips and hearth, picture rail and dado rail. The SITTING ROOM has been extended with open, raised fireplace with gas log-effect fire, two radiators, picture rail, double glazed French door leading out onto the rear garden, wiring for wall lights and wooden flooring. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset double drainer sink unit with stainless steel mixer tap, double glazed window to the rear elevation, space for a cooker with fitted chimney extractor, tiled splashback, space for fridge freezer, radiator and door into the SIDE LOBBY / UTILITY AREA which has plumbing and spaces for washing machine and tumble dryer, double glazed UPVC door to the rear garden, single glazed opaque window to the side elevation and door into the garage. The CLOAKROOM has low-level wc, vanity wash hand basin with cupboards below and wall-mounted Worcester Bosch central heating boiler.

The staircase rises to the first floor LANDING. To one side there is loft access, wooden balustrades and picture rails. The BATHROOM is fitted with a white suite comprising bath, pedestal wash hand basin with mixer tap, low-level wc, shower cubicle, radiator, opaque double glazed window to the rear elevation and part-tiled walls. BEDROOM 1 has a double glazed window to the rear elevation, radiator and a range of fitted furniture including double wardrobes, drawers, dressing table and bedside tables and wood flooring. BEDROOM 2 has a single glazed bay window to the front elevation with opaque glazed toplights and curved radiator, fitted shelving and fitted store display cupboards, wooden flooring. The SINGLE BEDROOM 5 has single glazed window to the front elevation, picture rails and radiator.

To the other side of the staircase there is LANDING with cupboard with louvred doors and shelving. BEDROOM 3 has wardrobes and single glazed window to the front elevation and radiator. BEDROOM 4 has a double glazed window to the rear elevation, wood flooring, radiator, picture rail and fitted wardrobes.

OUTSIDE

The property is approached over a tarmac drive with block-paved edging, well stocked and planted borders with walled boundary. The GARAGE has wooden double doors, fitted shelving and work surface and courtesy door into the utility.

The REAR GARDEN is a particular feature of the property with full-width paved patio, steps down to the lawn, well established and stocked raised planted borders and borders to the boundary, pathway to a wooden pergola giving access to a large timber WORKSHOP with power, lights and insulation so this could potentially be used as a home office or games and leisure room, fencing to the boundary and hedge, hardstanding for a shed.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - Wolverhampton CC.
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
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£385,000

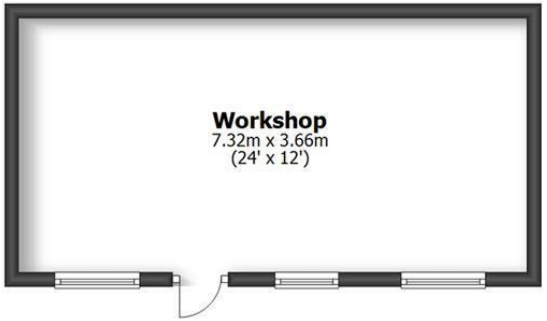
EPC: D

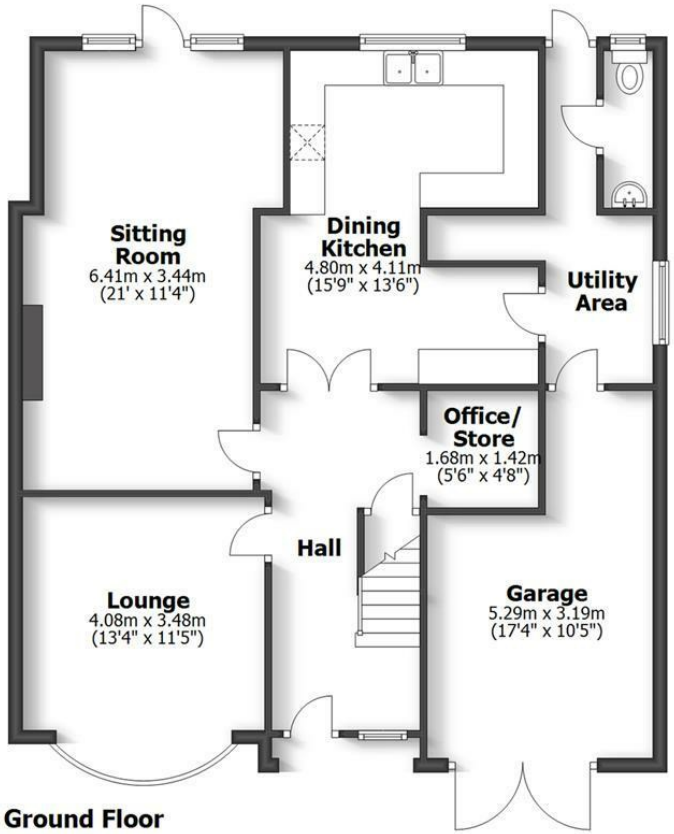
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

49 CANTERBURY ROAD
PENN

HOUSE:	143.7sq.m.	1547sq.ft.
GARAGE:	13.9sq.m.	150sq.ft.
WORKSHOP:	26.8sq.m.	288sq.ft.
TOTAL:	**184.4sq.m.**	**1985sq.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