19 Pinfold Lane, Wolverhampton, WV4 4EF

BERRIMAN
EATON

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'NO UPWARD CHAIN' This a charming, detached family home occupying a private corner position within this highly desirable location with off road parking to the front, private rear garden, a detached garage and further off road parking to the rear. The internal accommodation briefly comprises entrance hall, lounge, separate sitting room with breakfast area and fitted kitchen. There is an office, cloakroom and utility to the ground floor. To the first floor there are four good sized bedrooms with an en-suite to the principal bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Pinfold Lane 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 schooling. There are a variety of shops at the end of the road at Warstones.

DESCRIPTION

This a charming, detached family home occupying a private corner position within this highly desirable location with off road parking to the front, private rear garden, a detached garage and further off road parking to the rear. The internal accommodation briefly comprises entrance hall, lounge, separate sitting room with breakfast area and fitted kitchen. There is an office, cloakroom and utility to the ground floor. To the first floor there are four good sized bedrooms with an en-suite to the principal bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed opaque panels either side, wooden flooring, staircase rising to the first floor landing and cloaks cupboard with porthole window and hanging rail. The OFFICE has double glazed leaded windows to the front elevation, radiator and wiring for the wall lights. The CLOAKROOM has a low level WC, wash hand basin and mixer tap and the wall mounted central heating boiler. The LOUNGE has a double glazed leaded window to the front elevation, radiator, gas fire and surround and wiring for wall lights. The SITTING ROOM has double glazed bi folding doors onto the rear garden and has a wood burner. The BREAKFAST AREA has a double glazed walk in bay with fitted seats. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap. There are spaces for appliances including Range style oven with fitted extractor, fridge/freezer, integrated dishwasher, understairs pantry, spotlights, tiled floor and door into the UTILITY. This has double glazed door and double glazed windows, fitted worksurface with inset sink and mixer tap with space and plumbing beneath for a washing machine and tumble dryer and spotlights.

The staircase rises to the FIRST FLOOR LANDING with wiring for wall lights and access to the PRINCIPAL BEDROOM which has a double glazed leaded window to the front elevation, fitted wardrobes with overhead storage and bedside table, radiator and door into the EN-SUITE SHOWER ROOM with a walk in cubicle, low level WC, vanity wash hand basin and mixer tap, double glazed opaque window and tiled floor. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and fitted wardrobes with overhead storage cupboards. BEDROOM 4 has a double glazed leaded window to the front elevation and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises a roll edge bath with shower attachment, vanity wash hand basin, shower cubicle with a multi headed shower, low level WC, two double glazed windows to the rear elevation, spotlights and heated ladder towel rail.

OUTSIDE

The property occupies a corner plot with a dense hedged and walled boundary, a lawned fore garden with tarmac DRIVEWAY affording off road parking for several vehicles. There is side access into the REAR GARDEN which has a wooden pergola, decking and patios areas strategically placed with hardstanding for sheds and greenhouse and access to the DETACHED GARAGE which has separate access from Lytton Avenue behind double wooden gates.

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

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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£500,000

EPC: D

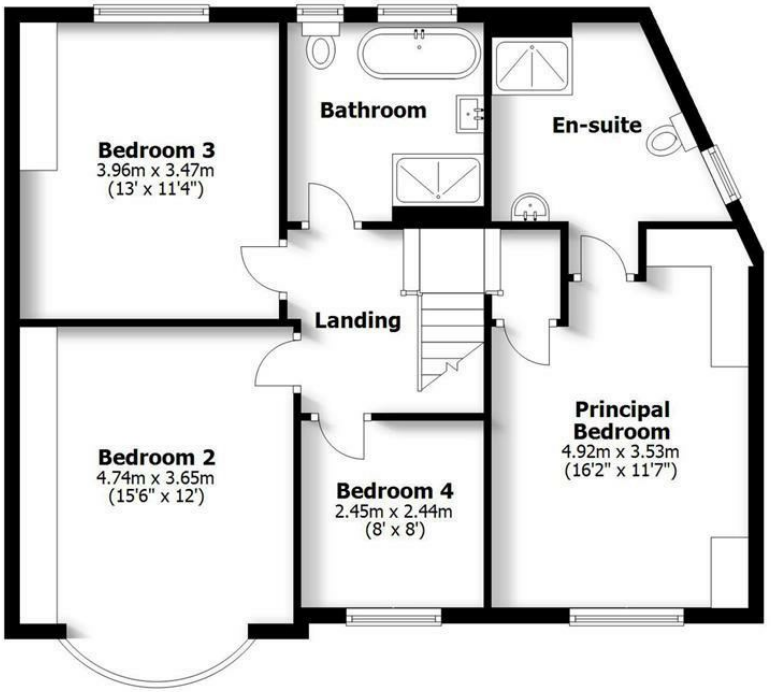
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

19 PINFOLD LANE
PENN

HOUSE:	153.5sq.m.	1652sq.ft.
GARAGE:	12.4sq.m.	133sq.ft.
TOTAL:	**165.9sq.m.**	**1785sq.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