



20 Regent Road, Penn, Wolverhampton, WV4 4EL

BERRIMAN  
EATON

# 20 Regent Road, Penn, Wolverhampton, WV4 4EL

This is a traditional semi-detached family home which has a gravelled driveway suitable for off road parking of several vehicles, double gates to a detached garage and a large rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, dining room and kitchen area to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Regent Road is an established and sought after address standing within convenient travelling of the local facilities available along the Penn Road (A449), located just off Pinfold Lane. There are regular bus services to the further and more extensive amenities afforded by Wolverhampton City Centre itself, Wombourne, Stourbridge and beyond and the area is well served by schooling. There are a variety of shops at the end of the road at Warstones.

## DESCRIPTION

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## ACCOMMODATION

The PORCH has UPVC double glazed French doors and a tiled floor. A wooden door with stained glass leaded inserts, with matching side windows, gives access into the ENTRANCE HALL which has a radiator, a staircase rising to the first floor landing and storage cupboard beneath housing the wall mounted central heating boiler. The LOUNGE has a double glazed bay window to the front elevation, electric fire and surround and radiator. The DINING AREA has double glazed door with side windows onto the rear garden and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated oven with a 4 ring hob and extractor. There are spaces for appliances and plumbing for a washing machine. There is a double glazed window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the side elevation and doors into DOUBLE BEDROOM 1 which has a double glazed window to the front elevation and 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. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, low level WC, pedestal wash hand basin with mixer tap, double glazed opaque window to the rear elevation and heated ladder towel rail.

## OUTSIDE

To the front of the property there is a gravelled driveway providing OFF ROAD PARKING for several vehicles and metal double opening doors giving access to the side passage and the DETACHED GARAGE. The REAR GARDEN has a paved patio area, decking area, large lawn and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – 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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### Wombourne Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

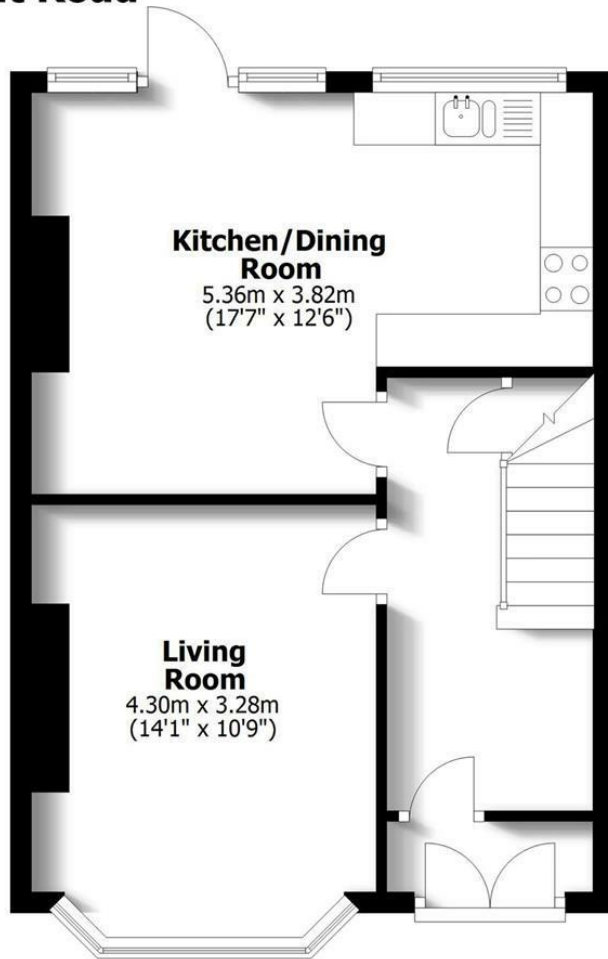
Offers In The Region Of  
£270,000

EPC: D

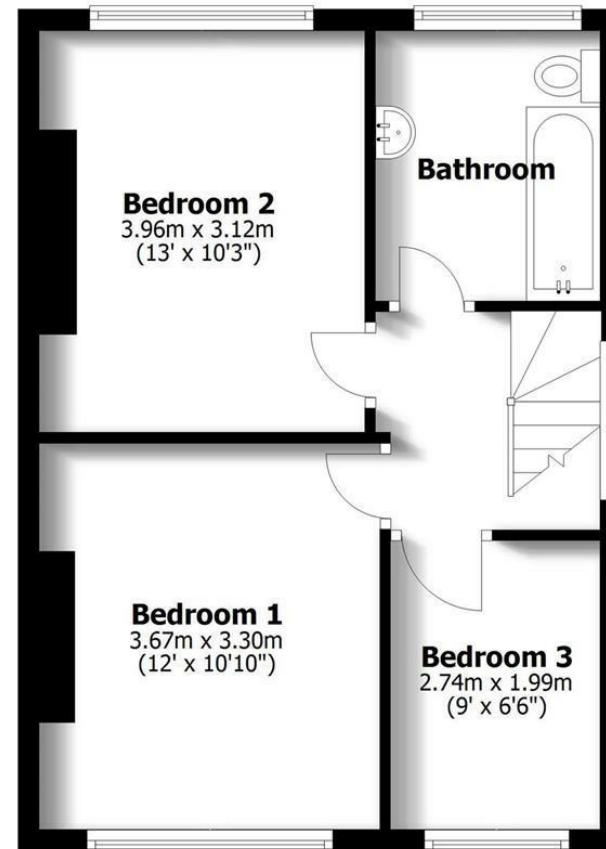
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 20 Regent Road Penn



**Ground Floor**



**First Floor**

**TOTAL: 82.4sq.m. 887sq.ft.**

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

