16 Woodfield Avenue, Penn, Wolverhampton, WV4 4AF

BERRIMAN
EATON

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This is a semi-detached period family home which has generous accommodation arranged over three floors with off road parking to the front and a large garden to the rear. The internal accommodation briefly comprises entrance hall, open plan lounge and dining room, orangery and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor there is a further bedroom and bathroom. The property benefits from recently replaced central heating (2024), double glazing (2025) and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Woodfield Avenue is situated in a favoured position close to the Penn Road which gives excellent access to Wolverhampton City Centre whilst taking advantage of regular transport links to The City. The property is within walking distance of Woodfield Primary School, which is rated Outstanding by Ofsted.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door and has a staircase which rises to the first floor landing with storage underneath with a single glazed opaque window, radiator, double glazed opaque window to the front elevation and door into the LOUNGE/DINING ROOM which has a double glazed bay window to the front elevation, radiator, vertical radiator, wiring for the wall lights, radiator and a door into the ORANGERY which double glazed French doors onto the rear garden, double glazed windows to three elevations, double glazed skylights and door into the KITCHEN which is fitted with a range of wall and base units with complementary worksurfaces, inset double sink with drainer and mixer tap. There is an integrated oven, ceramic hob and extractor, washer/dryer, fridge and freezer wall mounted central heating boiler and a UPVC double glazed door onto the side passage.

The staircase rises to the FIRST FLOOR LANDING which has a single glazed opaque window to the side elevation, radiator and spotlights. The BATHROOM is fitted with a white suite which comprises bath with multi headed shower, pedestal wash hand basin and low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation, spotlights and tiled walls. DOUBLE BEDROOM 1 has double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator, fitted wardrobes with shelving. DOUBLE BEDROOM 3 has a double glazed to the rear elevation and radiator.

The staircase rises to the SECOND FLOOR which gives access to the PRINCIPAL BEDROOM which has two double glazed windows to the rear elevation, two double glazed skylights, spotlights and eaves storage. The EN-SUITE BATHROOM has a white suite which comprises a bath, separate shower cubicle, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, spotlights, double glazed skylight and tiling to the floor and walls.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles and side gated access into the REAR GARDEN. This has a paved full width patio, steps leading to a raised seating area and an extensive lawn, well planted and established borders, shed, Summerhouse and a fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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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Lettings Office
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£310,000

EPC: D

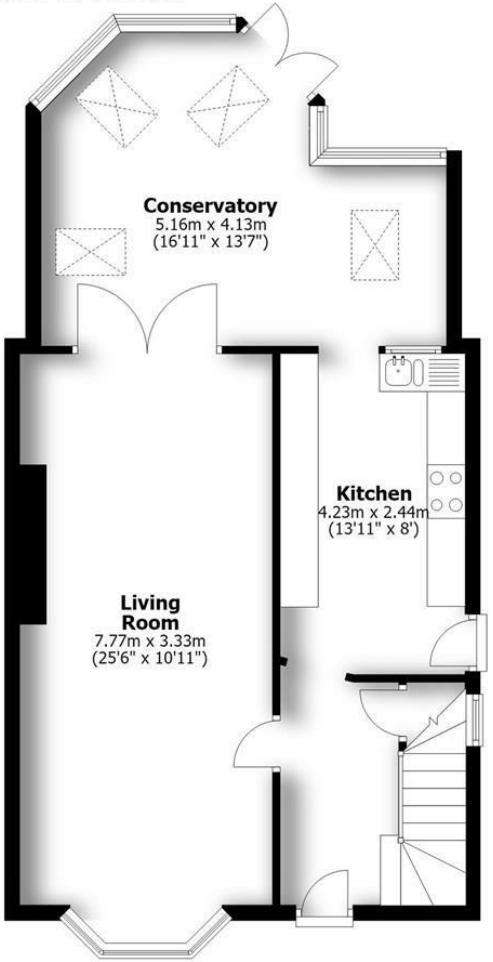
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

16 Woodfield Avenue

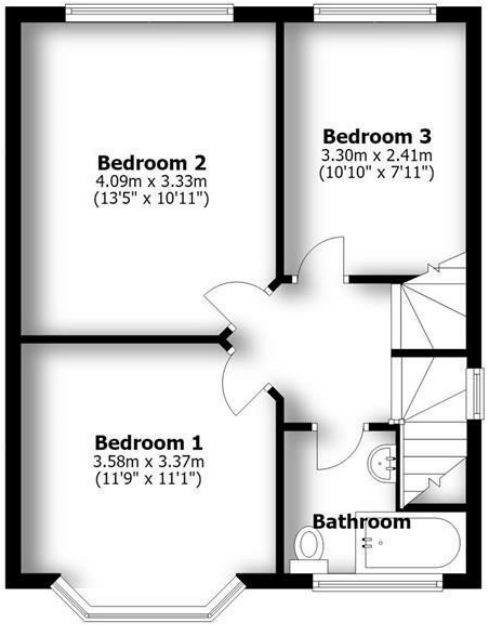
Penn

TOTAL: 131.9sq.m. 1420sq.ft.

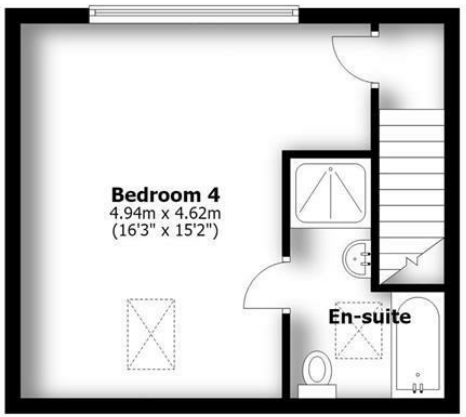
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor