



36 Belmont Road, Wolverhampton, WV4 5UD

BERRIMAN
EATON

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A well presented and well maintained mid terraced, character property which provides two bedroom accommodation in a sought after residential location

LOCATION

Belmont Road lies just off Mount Road in a highly regarded Penn location within easy of all local amenities.

The extensive amenities afforded by Wolverhampton City Centre are within easy reach as is the delightful village of Wombourne, the area is well served by schooling in both sectors and regular bus services run along Mount Road.

DESCRIPTION

36 Belmont Road is a well presented mid terraced property with rooms of excellent proportions over both ground and first floors. The property has been well maintained over the years and benefits from kitchen and bathroom suites of quality, recently replaced carpets, tasteful décor, gas fired central heating and double glazing.

The property is an ideal house for first time buyers, or equally, could be ideal for the investment market.

ACCOMMODATION

A panelled front door with leaded and coloured light above opens into the HALL with corbelled arch. The SITTING ROOM has a decorative fireplace and double glazed window to the front and there is a DINING ROOM with a useful understairs storage cupboard, a decorative fireplace and a double glazed window to the rear. The KITCHEN has a comprehensive range of wall and base mounted cabinetry with butchers block effect working surfaces, an inset sink and drainer, an electric hob with filtration unit above and built under electric oven, a concealed wall mounted Worcester Bosch gas fired central heating boiler, a side window and external door, part tiled walls and a door to an inner lobby with coat hooks and a door to a LAUNDRY / CLOAKROOM with space for both a washing machine and tumble dryer, a stainless steel sink with cupboard beneath, a WC, part tiled walls and a side window.

A staircase from the hall rises to the galleried first floor landing. BEDROOM ONE is a good double room in size with two double glazed windows to the front and a decorative fireplace. BEDROOM TWO is also double in size with a decorative fireplace, a double glazed rear window and a built in wardrobe and the BATHROOM has a well appointed suite with a panelled bath shower over, WC and pedestal basin, access to the roof space and a double glazed rear window.

OUTSIDE

36 Belmont Road stands behind a small COURTYARD laid in brick paviours behind a low built boundary wall. The property also benefits from a well-maintained REAR GARDEN, laid mainly to lawn with a paved terrace, raised gravelled seating area and timber garden shed, creating an attractive outdoor space for relaxing and entertaining

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 Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and 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>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Lettings Office

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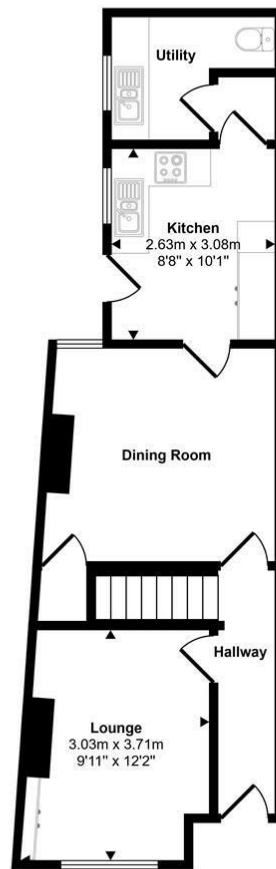
Offers Around
£209,950

EPC: D

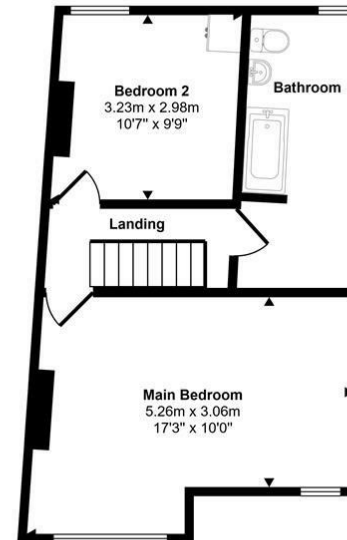
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



Approx Gross Internal Area
85 sq m / 917 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 41 sq m / 441 sq ft

