

81 Hilston Avenue, Penn, Wolverhampton, WV4 4TA

BERRIMAN EATON



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This is a traditionally appointed and extended semi-detached family home with off road parking, garage and a stunning rear garden. The internal accommodation briefly comprises porch, entrance hall, dining room, lounge and breakfast kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Hilston Avenue is a popular and established address situated within easy reach of the wide ranging local facilities provided by Springhill and the picturesque village of Wombourne is within a few minutes drive. There is a wide variety of facilities available within Penn itself and the further, more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge are all within easy travelling distance. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

This is a traditionally appointed and extended semi-detached family home with off road parking, garage and a stunning rear garden. The internal accommodation briefly comprises porch, entrance hall, dining room, lounge and breakfast kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH is accessed through a double glazed door with double glazed windows to both sides and a composite door with double glazed leaded opaque windows gives access into the ENTRANCE HALL which has a staircase with wooden balustrades rising to the first floor landing with a storage cupboard beneath, radiator and door into the DINING ROOM which has a double glazed bow window to the front elevation, gas fire with surround and radiator. The LOUNGE has been extended and has double glazed sliding patio doors onto the rear garden, gas fire and surround with radiator. The KITCHEN also has the benefit of an extension and 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 appliances including Neff oven and Siemans induction hob and extractor. There is a double glazed window to the rear elevation, tiled floor and double glazed door into the TANDEM GARAGE which has an elevated door, plumbing and space for washing machine, dishwasher and tumble dryer, wall mounted central heating boiler two double glazed windows to the rear elevation and a double glazed door into the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, wooden balustrades and loft access. The BATHROOM has a P shaped bath with shower over and glazed screen, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the side elevation, tiled walls and spotlights. DOUBLE BEDROOM 1 has a double glazed bow window to the front elevation, fitted wardrobes, wiring for wall lights 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.

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY affording off road parking for several vehicles and providing access to the garage. The REAR GARDEN is a particular feature of the property and has a paved patio with steps and a wooden pergola giving access to a large lawned area. There is a raised ornamental pond, well established and well stocked planted borders with a hedge and fenced boundary, a path to the rear which has a SUMMER HOUSE with glazed windows and French doors, three greenhouses and a vegetable patch.

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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01902 747744
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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
£290,000

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.



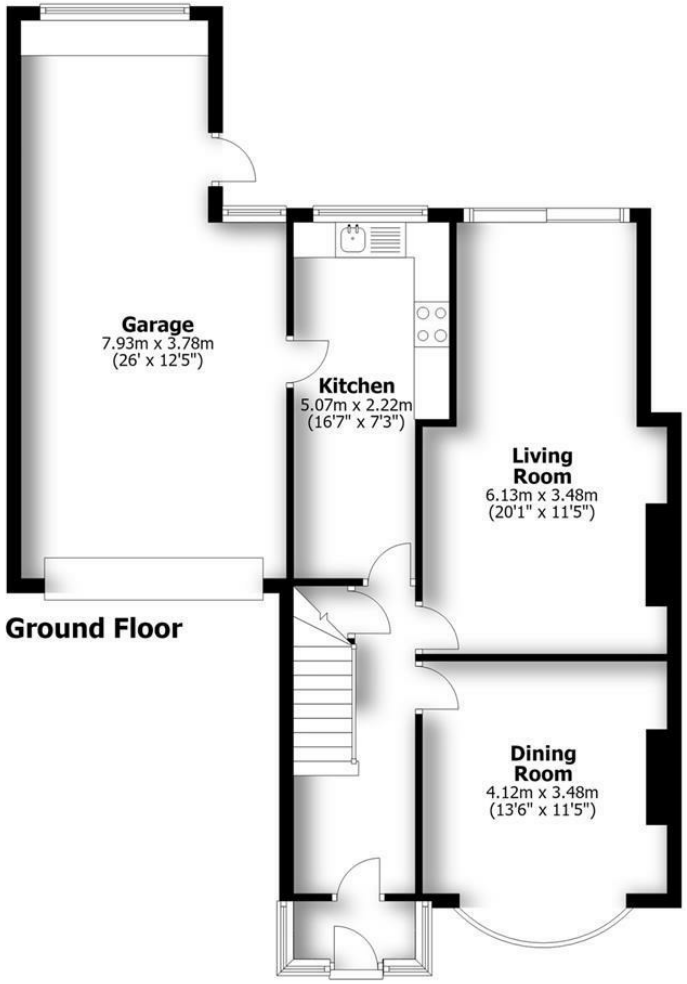



81 Hilston Avenue

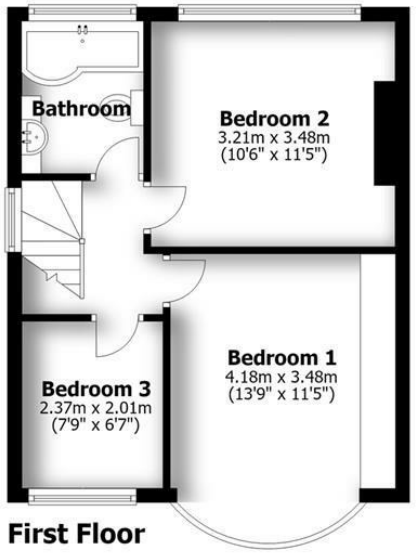
Wolverhampton

HOUSE:	88.1sq.m.	949sq.ft.
GARAGE:	26.8sq.m.	288sq.ft.
TOTAL:	**114.9sq.m.**	**1237sq.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







