



77 BRENTON ROAD
WOLVERHAMPTON, WV4 5NS

OFFERS IN EXCESS OF £250,000
FREEHOLD

Three bedroom semi-detached home in a sought after location convenient for nearby Penn Common and highly regarded St. Batholomew's primary school. Requiring general modernisation throughout the spacious accommodation includes sitting room, living room with conservatory area to the rear, kitchen, utility, ground floor w.c, three bedrooms and bathroom with separate w.c. There is a good size garden to the rear in need of maintenance.



77 BRENTON ROAD

- Three Bedroom Semi-Detached Home
- Sought After Location
- Close To Penn Common & St Bartholomew's School
- Separate Living & Sitting Rooms
- Driveway Providing Off Road Parking
- Requires refurbishment

SUMMARY

Three bedroom semi-detached home in a sought after location convenient for nearby Penn Common and highly regarded St. Batrtholomew's primary school. Requiring general modernisation throughout the spacious accommodation includes sitting room, living room with conservatory area to the rear, kitchen, utility, ground floor w.c, three bedrooms and bathroom with separate w.c. There is a good size garden to the rear in need of maintenance.

APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

PORCH

Double glazed windows to the side and door to the reception hall.

HALLWAY

Radiator, tiled floor, staircase to the first floor landing, under stairs cupboard.

SITTING ROOM

14'3" x 10'11"

Double glazed bay window to the front and radiator.

LIVING ROOM WITH CONSERVATORY AREA

21'7" x 9'11"

Radiator and door to the rear garden.

KITCHEN

9'11" x 7'4"

Double glazed window to the rear, part tiled walls and fitted wall, drawer and base units with roll edge work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. There is space for a cooker and fridge and a door to the utility room.

UTILITY

Double glazed window to the rear, work surface with a stainless steel sink and drainer unit, space for various household appliances and doors to the ground floor w.c and garage.

GROUND FLOOR W.C.

Double glazed obscure window to the rear, low level w.c and wash hand basin with splash back tiling.

BEDROOM ONE

13'2" x 9'11"

Double glazed window to the rear and radiator.

BEDROOM TWO

12'3" x 9'11"

Double glazed window to the front and radiator.

BEDROOM THREE

9'3" x 7'6"

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the rear, radiator, part tiled walls, wash hand basin and paneled bath.

W.C.

Double glazed obscure window to the size and low level w.c.

GARAGE

19'8" x 9'5"

REAR GARDEN

To the rear of the property is an enclosed lawned garden.

COUNCIL TAX BAND

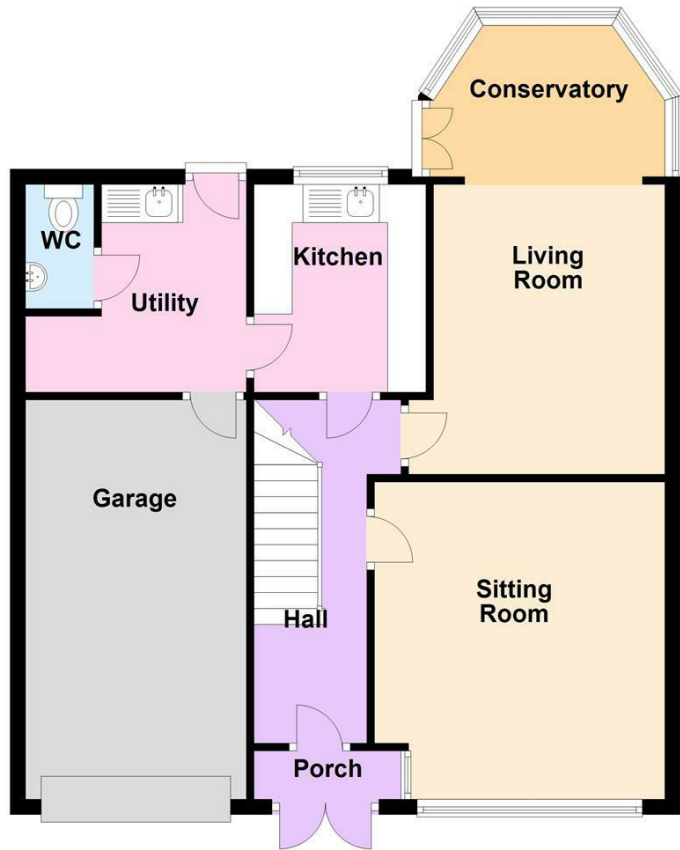
Wolverhampton City Council - Band C

OTHER INFORMATION

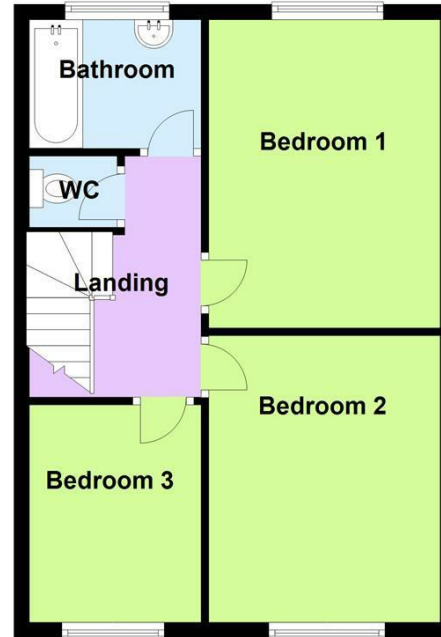
The vendor has advised us that the central heating boiler does not work.

77 BRENTON ROAD

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Current rating: 68 (D)
Potential rating: 81 (B)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements