



28 Links Road, Penn, Wolverhampton, WV4 5RF

BERRIMAN
EATON

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28 Links Road is a well proportioned semi-detached family home with a large driveway, garage and manicured, private rear garden. The internal accommodation briefly comprises living room, separate dining room, extended galley kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom to the first floor. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE
EPC: E

LOCATION

Links Road is located just off Mount Road in Upper Penn, it lies within easy reach of the local facilities available along the length of the Penn Road together with excellent transport links and amenities. The schools in the locality are of excellent repute. There is convenient access to the more wide ranging amenities afforded by Wolverhampton City Centre itself and there are regular bus services to the city as well as Dudley, Stourbridge and the Merry Hill Centre.

DESCRIPTION

28 Links Road is a well proportioned semi-detached family home with a large driveway, garage and manicured, private rear garden. The internal accommodation briefly comprises living room, separate dining room, extended galley kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom to the first floor. The property benefits from central heating and double glazing.

ACCOMMODATION

The enclosed ENTRANCE PORCH has a uPVC door with opaque leaded inserts and opaque side panels. The ENTRANCE HALLWAY is accessed via a wooden door with stained glass windows and comprises radiator, oak flooring, understairs storage cupboard with double glazed opaque window to the side elevation and houses the meters. The staircase rises to the first floor landing with wooden balustrades. The LIVING ROOM has a wooden feature fireplace with inset pebble effect gas fire with marble hearth, oak flooring, coved ceiling, curved radiator and a double glazed leaded bay window with stained glass top panels. The DINING ROOM has oak flooring, radiator and a double glazed French door leading into the conservatory with double glazed windows to either side. The GALLEY KITCHEN is fitted with a range of wall and base units with complementary worksurfaces and inset single drainer stainless steel sink unit with mixer tap and tiled splashback. Integrated double oven, microwave and dishwasher. Space for American style fridge freezer. Fitted ceramic hob with extractor hood over. Tiled floor, double glazed window to the side elevation and a double glazed door with opaque panel into the CONSERVATORY which has a polycarbonate roof, double glazed French doors leading to the rear garden with double glazed windows either side. There is a radiator and wall light points.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a contemporary white suite and comprises P-shaped panelled bath with shower over and glazed side screen, vanity wash hand basin incorporating love level W.C. Chrome heated ladder towel rail, part tiled walls, tiled floor and a double glazed opaque window to the side elevation. BEDROOM ONE has fitted wardrobes incorporating drawers, a radiator and a double glazed leaded bay window to the front elevation. BEDROOM TWO has a double glazed window to the rear elevation, coved ceiling and a radiator. BEDROOM THREE has a double glazed leaded window to the front elevation and a radiator.

OUTSIDE

The property has a block paved driveway providing off road parking with gravelled border and part fencing to the boundary. The driveway leads through to a detached GARAGE with elevating door, pitched roof and a double glazed door to the garden. The rear garden has a paved patio area with steps leading to the large lawn area, additional patio area with decorative balustrades, well established shrubs and fencing to the boundary.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND C – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

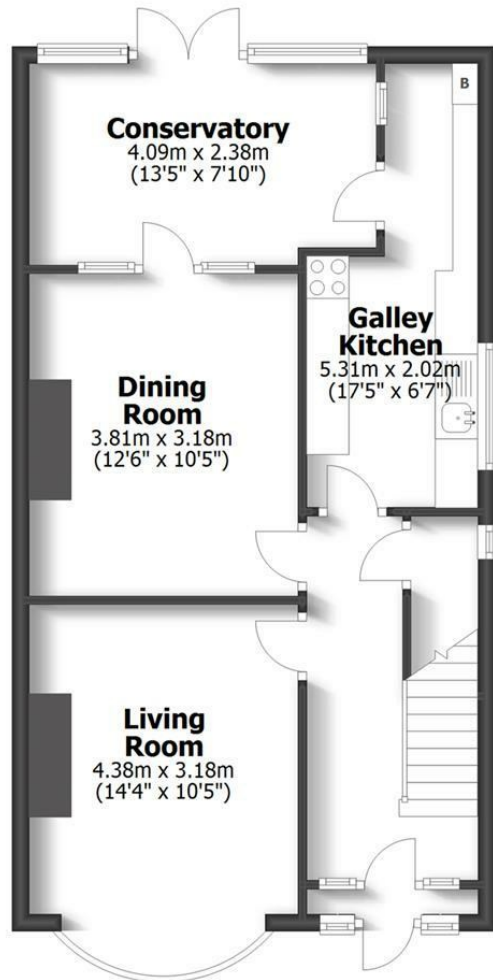
Offers Around
£285,000

EPC: E

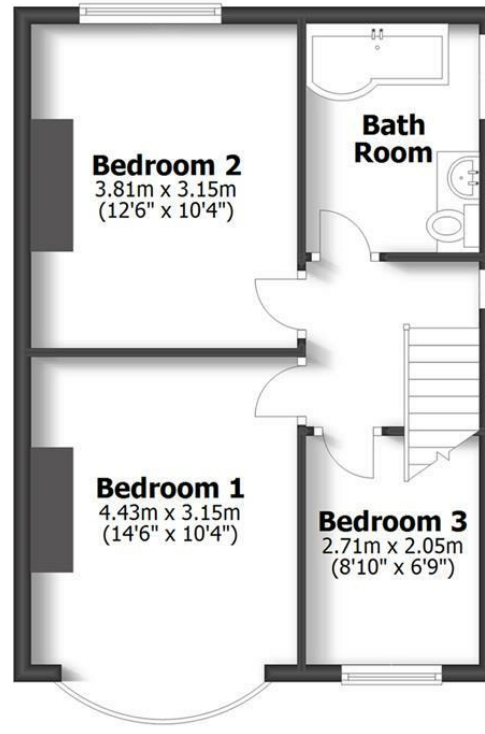
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



28 Links Road Penn



Ground Floor



First Floor



HOUSE: 93.7sq.m. 1009sq.ft.
 GARAGE: 13.0sq.m. 140sq.ft.
TOTAL: 106.7sq.m. 1149sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

