



28 Mount Road, Penn, Wolverhampton, West Midlands, WV4 5SW

BERRIMAN  
EATON

# 28 Mount Road, Penn, Wolverhampton, West Midlands, WV4 5SW

Mount Road is an immaculately presented detached dormer bungalow occupying a favourable position, with a generous driveway, a single garage and a private enclosed rear garden. The accommodation comprises three double bedrooms to the ground floor, modern shower room with separate W/C, stylish fitted dining kitchen with integrated appliances overlooking the rear garden, living room and conservatory. To the first floor there is a large bedroom with en-suite shower room/wc. The property benefits from central heating and double glazing.

EPC : E  
WOMBOURNE OFFICE

## LOCATION

Mount Road is a desirable and sought after road in an established and favoured residential area within walking distance of a wide range of local facilities. The property is reasonably close to the Penn Road where there are regular bus services which run along the length of the Penn Road (A449). There is convenient travelling to the City Centre and the area is well served by schooling in both sectors.

## DESCRIPTION

Mount Road is an immaculately presented detached dormer bungalow occupying a favourable position within the road and standing in generous ground with a driveway suitable for parking several vehicles off road, a single garage and a private enclosed rear garden. The internal accommodation briefly comprises three double bedrooms to the ground floor, modern shower room with separate W/C, stylish fitted dining kitchen with integrated appliances overlooking the rear garden, living room and conservatory. To the first floor there is a large bedroom with en-suite shower room/wc. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque inserts with stained glass top, there is a radiator, understairs storage cupboard and inner hall, which has a radiator, double glazed window and staircase rising to the first floor landing. There is a DOUBLE BEDROOM with a double glazed bay window to the front elevation with stained glass details at the top and radiator. There is a DOUBLE BEDROOM with a double glazed window to the front elevation, radiator and storage cupboard. DOUBLE BEDROOM3/STUDY has a double glazed window to the side elevation and radiator. The SHOWER ROOM has a walk in shower with glazed screen and waterfall head shower, pedestal wash hand basin and mixer tap, low level W/C, double glazed opaque window to the rear elevation, heated ladder towel rail and tiling to the walls and flooring. Adjacent to this is the W/C this has a low level W/C, wash hand basin with mixer tap and splashback, spotlights, radiator and tiled floor.

The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, 5 ring gas hob with chimney extractor above, a range of integrated appliances including double oven, microwave, fridge and freezer, dishwasher, washing machine and tumble dryer. There is a double glazed opaque window to the side elevation, tiled floor and radiator. The DINING AREA has French doors onto the rear garden tiled floor, radiator, spotlights and a cupboard housing the wall mounted central heated boiler. The LIVING ROOM has an electric fire and wooden fireplace, radiator and double glazed French doors into the CONSERVATORY, this is brick construction with double glazed windows to the rear and side elevation, glass roof, tiled floor and French doors onto the rear garden.

A staircase rises from the inner lobby to the FIRST FLOOR where there is a large DOUBLE BEDROOM with double glazed skylight to the rear elevation, eaves storage and a range of fitted bedroom furniture including wardrobe with mirrored sliding doors, bedside tables, drawers and dressing table. The EN-SUITE has a shower cubicle, vanity with wash hand basin and mixer tap, tiling to the floor and part tiling to the walls.

## OUTSIDE

The property occupies a private plot with a large block paved driveway suitable for parking several vehicles off road, comfortably, with graveled and well-established planted borders. There is access to the GARAGE using an elevating door, with a UPVC door giving access to the REAR GARDEN. This has a full width paved patio with steps leading to a lawn which has an ornamental pond and water feature, and a path leading to a wooden archway which gives access to a separate garden, which has two vegetable planters, another lawn and is enclosed by established hedges.

TENURE We understand that the property is FREEHOLD  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND D – Wolverhampton CC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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Offers In The Region Of  
£525,000

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.

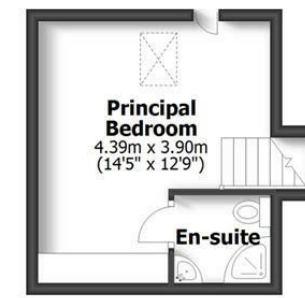


**28 MOUNT ROAD  
PENN**



HOUSE: 138.7sq.m. 1493sq.ft.  
GARAGE: 10.9sq.m. 118sq.ft.  
**TOTAL: 149.6sq.m. 1611sq.ft.**

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



**First Floor**

