



35 Linton Road, Wolverhampton, WV4 4DR

BERRIMAN  
EATON

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Linton Road is a traditionally appointed semi-detached family home with off road parking, garage and well established rear garden. The internal accommodation briefly comprises two reception rooms, fitted kitchen and workshop to the ground floor. To the first floor there are three double bedrooms and a refitted shower room/wc. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Linton Road is a popular and established address and is conveniently located close to a wide range of amenities situated both in Penn and along the Penn Road (A449). There is convenient access to the more extensive facilities afforded by Wolverhampton City Centre itself with regular public transport services. Furthermore, the area is well served by schooling in both sectors and benefits from excellent access to the popular Windsor Park.

## DESCRIPTION

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## ACCOMMODATION

The PORCH has two double glazed double opening doors with side windows and access into the ENTRANCE HALL through a UPVC double glazed double door, there is a staircase rising to the first floor landing with wooden balustrades, there is panelling in the storage area underneath, single glazed opaque window at the side elevation and access to the PANTRY, which excellent storage and a single glazed window to the side. The LOUNGE has a double glazed bay window to the front elevation, coal effect gas fire with a brick surround with fitted display shelves and a radiator. The SITTING ROOM has French doors onto the rear garden, coal effect gas fire and surround and two radiators. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit and mixer tap, integrated double oven with 4 ring gas hob and pull out extractor, plumbing for washing machine, space for fridge and freezer, tiled splashback, double glazed window to the rear elevation and double glazed door into the garage. The GARAGE has wooden double opening doors and a wooden single glazed door to the rear garden, there is a work surface with space for a further fridge and freezer beneath and space for a tumble dryer. There are wooden double doors giving access to a workshop with single glazed window to the side and rear elevations.

The staircase rises to the FIRST FLOOR LANDING with wooden balustrades, double glazed window to the front elevation and a loft access with a pull down ladder. The SHOWER ROOM has been refitted with a walk in cubicle, a vanity wash hand basin which incorporates the low level W/C, chrome heated ladder towel rail, double glazed opaque window to the side elevation and part tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to front elevation, fitted storage cupboard, wardrobe and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation, fitted wardrobe, storage cupboard and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

To the front of the property, beyond a low dwarf wall there is a block paved driveway, in a herringbone style, suitable for parking several vehicles off road, giving access to the garage and porch, there is a small planted border with established shrubs and bushes. The REAR GARDEN has a crazy paved patio with steps leading to a paved patio which gives access onto the large lawn. There is a hardstanding for a greenhouse and the lawn is surround by well stocked and planted borders with a fenced boundary.

TENURE We are advised that the property is 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.

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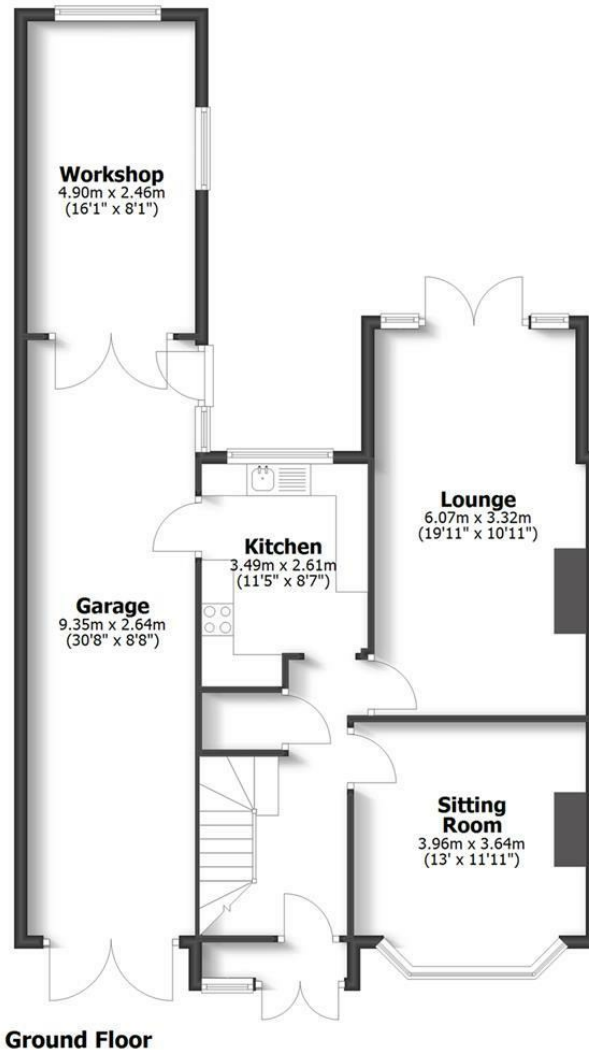
Offers Around  
£295,000

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.



**35 Linton Road  
Penn**



HOUSE: 97.8sq.m. 1053sq.ft.  
 GARAGE: 37.0sq.m. 368sq.ft.  
**TOTAL: 134.8sq.m. 1421sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

