



9a Mount Road, Penn, Wolverhampton, WV4 5SN

BERRIMAN
EATON

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Built in 1971, Mount Road is a detached, extended family home with a spacious driveway, single garage and a private enclosed, well established rear garden. The internal accommodation briefly comprises entrance lobby, entrance hall, cloakroom/wc, dining kitchen, living room and garden sitting room to the ground floor. To the first floor there are three bedrooms and a large family bathroom. The property benefits from central heating and double glazing.

EPC : D
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

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ACCOMMODATION

The ENTRANCE LOBBY has a UPVC entrance door with opaque leaded stained glass inserts with double glazed opaque panel to the side, tiled floor and glazed door into the ENTRANCE HALL which has staircase rising to the first floor landing, tiled floor and radiator and door into the CLOAKROOM which is fitted with a low level W/C, wash hand basin with tiled splashback and tiled floor. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit, double glazed windows to the front and side elevations, oven, hob and extractor, plumbing and space for the washing machine and tumble dryer and integrated fridge and freezer, radiator and tiled floor. The LIVING ROOM has double glazed sliding patio doors onto the rear garden, understairs storage cupboard, spotlights and doors into the SITTING ROOM. This has a UPVC double glazed door onto the rear garden, double glazed windows to the rear and side elevations and radiator.

The staircase rises to the FIRST FLOOR LANDING with metal balustrades and skirting lights, double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a white suite which comprises a corner bath with shower attachment, shower cubicle, vanity wash hand basin with mixer tap, low level W/C, heated towel rail, double glazed opaque window to the front elevation and tiling to the walls and flooring. The PRINCIPAL BEDROOM has a decorative panelled wall, double glazed window to the rear elevation, fitted wardrobes with mirrored sliding doors and radiator. BEDROOM 2 has a double glazed leaded window to the front and radiator. BEDROOM 3 has double glazed window to the rear elevation and radiator.

OUTSIDE

The property sits back from the main road behind a hedge and walled boundary, there is off road parking and access to the GARAGE, which has an elevating door and houses the wall mounted central heating boiler. There is side gated access to the REAR GARDEN which has a crazy paved patio area with path leading along the side of the lawn. There are two nature ponds, a wooden pergola with seating area, well established natural boundary with trees and shrubs and a large composting area to the rear. To the other side of the house there is an enclosed external storage area.

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

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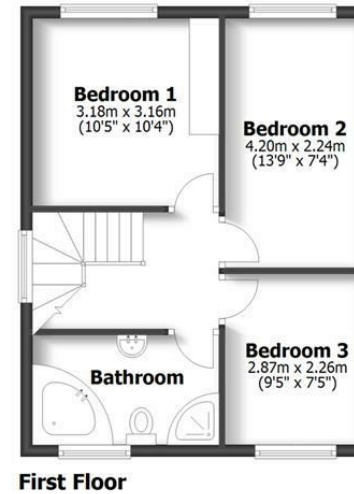
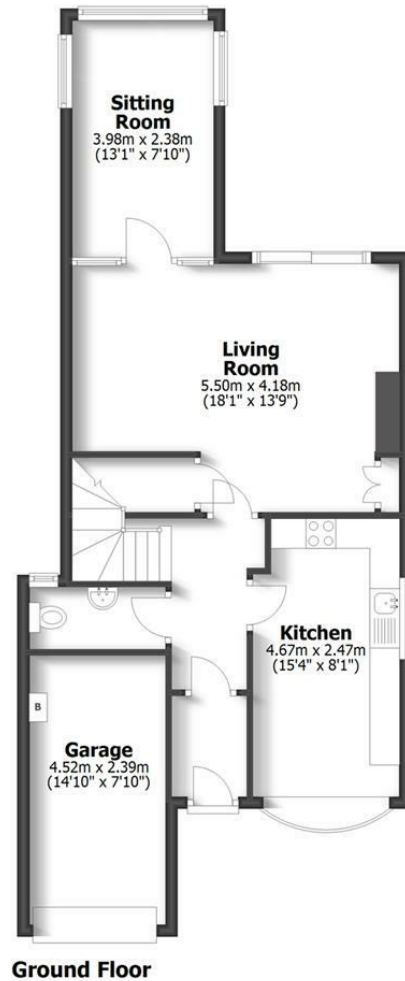
Asking Price
£330,000

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.



9A MOUNT ROAD PENN



HOUSE: 95.2sq.m. 1024sq.ft.
 GARAGE: 10.8sq.m. 116sq.ft.
TOTAL: 106sq.m. 1140sq.ft.

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

