



19 Bearnett Drive, Lower Penn, Wolverhampton, WV4 5NN

BERRIMAN
EATON

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WOMBOURNE OFFICE
EPC: D

LOCATION

Bearnett Drive is a small road of quality bungalows standing in an exceptional location, situated just off the Stourbridge Road (A449) opposite Miller & Carter. The wide ranging local facilities available within Wombourne and Penn are nearby and there is easy access to the city centre with public transport also available.

DESCRIPTION

19 Bearnett Drive is a very well cared for detached bungalow occupying a corner position at the head of this popular and private cul de sac. There is a good sized driveway with carport, garage and a well tended rear garden. The internal accommodation briefly comprises entrance hall with ample storage, refitted shower room, well proportioned living room, dining kitchen and two double bedrooms, one of which is currently being used as a dining room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The property is accessed to the side through a composite door with opaque leaded inserts and an opaque side panel leading into the ENTRANCE HALLWAY with loft access, radiator, built-in cloaks cupboard with hanging rail and shelving and a separate Airing Cupboard housing the hot water cylinder. The SHOWER ROOM has a double walk-in glazed shower cubicle, vanity wash hand basin and low level W.C. There is a radiator, tiling to the walls and floor and a double glazed opaque window to the side elevation. The GUEST'S CLOAKROOM has a vanity wash hand basin incorporating the low level W.C., radiator, tiled floor, part tiled walls and a double glazed opaque window to the side elevation. The LIVING ROOM has a brick feature fireplace with inset coal effect gas fire and marble hearth, wall light points, radiator, coved ceiling and double glazed sliding patio doors into the conservatory. The CONSERVATORY is of brick and double glazed construction with a polycarbonate roof, ceiling fan, tiled floor and double French doors leading to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset 1½ bowl stainless steel Francke sink unit with mixer tap. Integrated Neff oven, 4 ring Neff gas hob with pull out extractor over and integrated fridge. Tiled splash backs, tiled floor, radiator and a double glazed window looking over the rear garden. A door leads through to the garage. BEDROOM ONE has a range of fitted bedroom furniture including part mirrored wardrobes, bedside tables and a dressing table incorporating drawers. There is a radiator, coved ceiling and a double glazed leaded bay window to the front elevation. BEDROOM TWO/DINING ROOM has a radiator and a double glazed leaded window to the front elevation.

OUTSIDE

The property occupies a corner position with a large tarmacadam driveway providing off road parking flanked by a lawned foregarden with planted hedge and fencing to the boundary. There is a covered carport leading to the GARAGE which has an elevating door and houses the wall mounted Worcester Bosch central heating boiler. There is space and plumbing for washing machine and tumble drier and a stainless steel single drainer sink unit. There is a double glazed window and composite door to the rear garden. There is also a gated side access to the rear garden which has a full width paved patio area, additional seating area, lawned area, hard standing for a shed and well planted borders.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND E – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers In The Region Of
£315,000

EPC: D

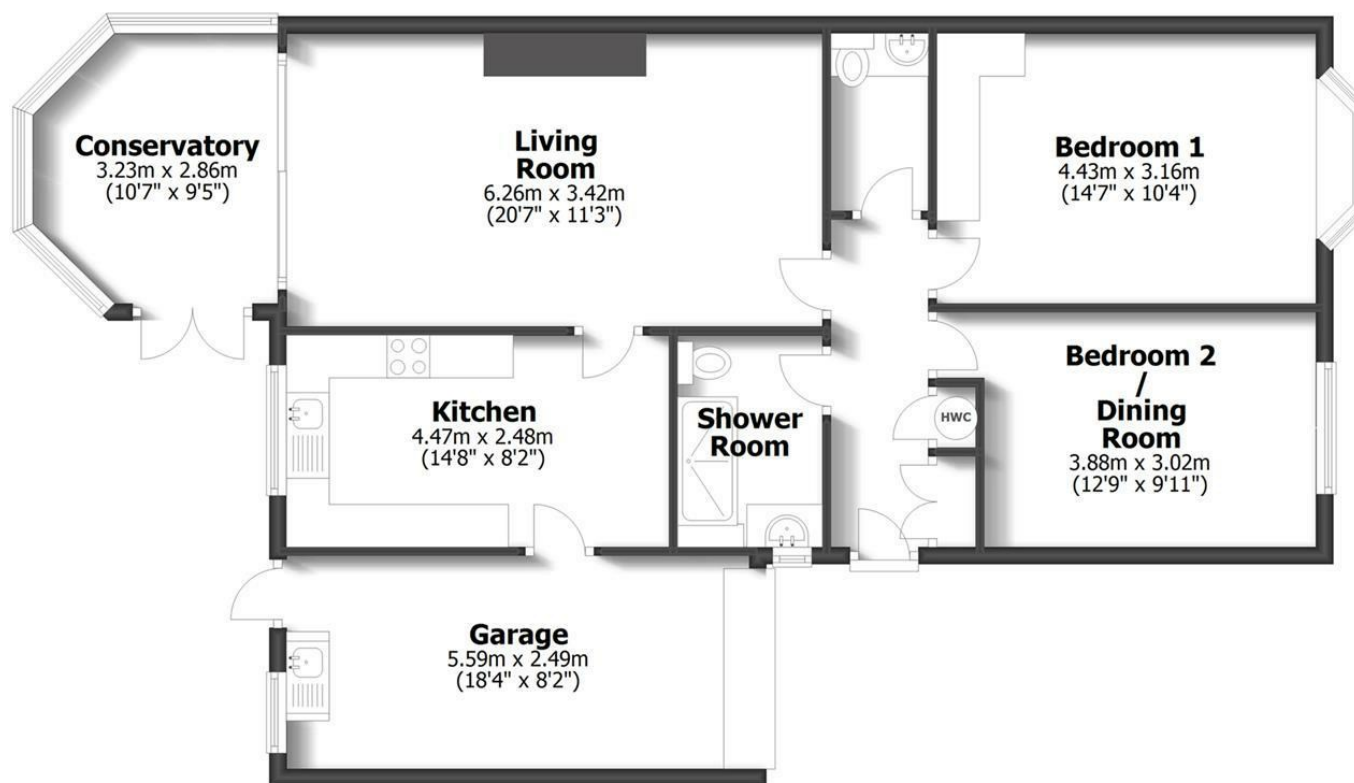
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



19 Bearnett Drive

Lower Penn

HOUSE: 81.4sq.m. 877sq.ft.
 GARAGE: 13.9sq.m. 150sq.ft.
TOTAL: 95.3sq.m. 1027sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor

