



5 Holden Road, Wolverhampton, West Midlands, WV4 5LP

BERRIMAN  
EATON



# 5 Holden Road, Wolverhampton, West Midlands, WV4 5LP

Holden Road is an extended semi-detached family home with a driveway, garage and enclosed rear garden. The accommodation briefly comprises porch, entrance hall, large living room with adjoining garden room, galley kitchen and downstairs shower room/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Holden Road is a small cul de sac located just off Buttons Farm Road, running alongside the Penn Road. There are a variety of shops and facilities at Springhill as well as bus stops which transport into Wolverhampton City Centre as well as surrounding areas including Stourbridge, Dudley & Merry Hill Centre. There are a variety of schools available close by for both Primary & Secondary.

## DESCRIPTION

Holden Road is a semi-detached family home which has a driveway suitable for parking several vehicles off road, garage and enclosed rear garden. The internal accommodation briefly comprises porch, entrance hall, large living room with adjoining garden room, galley kitchen and downstairs shower room/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The PORCH has double glazed leaded doors with adjacent side windows, tiled floor and wooden door which gives access in the ENTRANCE HALL. This has a staircase rising to the first floor landing with wooden panelling and storage beneath, wiring for wall lights, there are double glazed leaded windows either side of the door, radiator and tiled floor. The LIVING ROOM has double glazed leaded walk in bay window to the front elevation, spotlights, four radiators and wooden glazed concertina doors into the GARDEN ROOM. This has a double glazed sliding patio doors into the garden, underfloor heating, spotlights and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, space for Range style oven, plumbing for washing machine, double glazed window to the side elevation and tiled floor. The INNER LOBBY has a double glazed opaque door to the garden, tiled floor and space for larder style fridge and freezer. The SHOWER ROOM has underfloor heating, a walk in cubicle with multi headed shower, wall mounted central heating boiler, vanity wash hand basin with mixer tap, low level WC, tiling to the floor and walls and double glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has double glazed window to the side elevation and loft access. The BATHROOM is fitted with a white suite fitted with a bath with shower over, low level WC, pedestal wash hand basin, double glazed opaque window to the rear elevation, tiling to the walls and radiator. DOUBLE BEDROOM 1 has a double glazed walk in bay window to the front elevation, radiator and fitted wardrobes with shelving and drawers. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and fitted wardrobes. BEDROOM 3 has a double glazed window to the front elevation and radiator.

## OUTSIDE

The property has a paved driveway with dwarf walled boundary with access to the garage and entrance. The GARAGE has double opening doors and further wooden doors onto the rear garden. The REAR GARDEN has a full width paved patio area with steps leading down to a lawned area which has planted borders and a fence to the boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND C – Wolverhampton City Council POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

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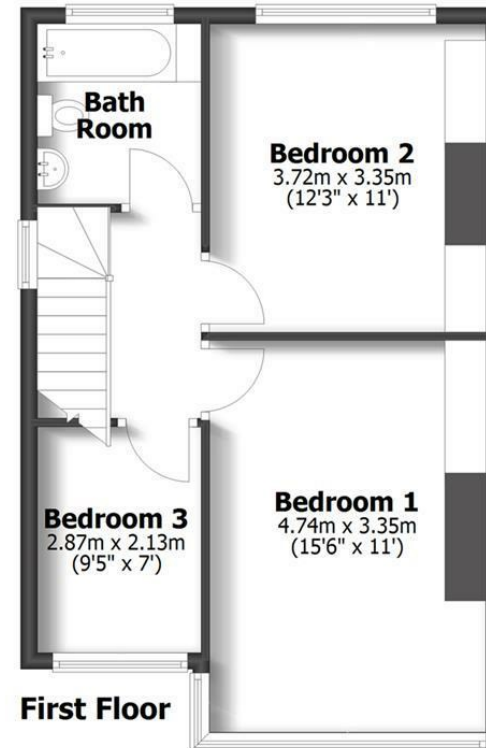
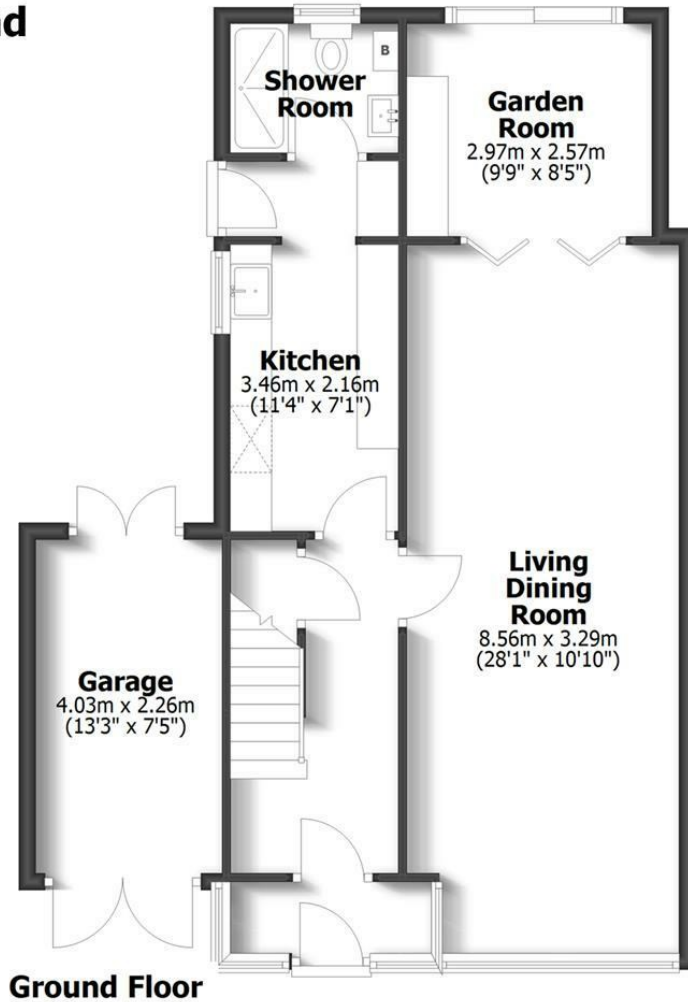
Offers In The Region Of  
£285,000

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.



**5 Holden Road**  
Penn



HOUSE: 106.2sq.m. 1143sq.ft.  
 GARAGE: 9.1sq.m. 98sq.ft.  
**TOTAL: 115.3sq.m. 1241sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



