



139 Warstones Road, Penn, Wolverhampton, West Midlands, WV4 4LG

**BERRIMAN**  
**EATON**

# 139 Warstones Road, Penn, Wolverhampton, West Midlands, WV4 4LG

Build in 2017 by local builders Tatton Hall Homes and completed to a high specification, this three bedroom link detached has off road parking, garage and enclosed rear garden. Internally the property comprises cloakroom/wc, living room, kitchen dining room, three bedrooms, en-suite to the principal bedroom and family bathroom. The property is being sold with the benefit of central heating, double glazing and NO UPWARD CHAIN.

(EPC: B). WOMBOURNE OFFICE.

## LOCATION

Warstones Road is a convenient and popular address which runs from the Penn Road island (A449) at Springhill down to Warstones Primary School with excellent transportation links into Wolverhampton City Centre as well as regular bus services. The Springhill shops and Warstones are within walking distance and the area is well served by both primary and secondary schools nearby.

## DESCRIPTION

139 Warstones Road was part of the Hillcroft Gardens Development, build in 2017 by locally renowned builders Tatton Hall Homes to a high specification. This is a three bedroom link detached house with driveway parking, garage and enclosed rear garden. The internal accommodation briefly comprises downstairs cloakroom/wc, lounge and kitchen dining room to the ground floor and three bedrooms, en-suite to the principal bedroom and family bathroom. The property is being sold with the benefit of central heating, double glazing and NO UPWARD CHAIN.

## ACCOMMODATION

A double glazed front door with opaque inserts opens into the ENTRANCE HALLWAY with staircase rising to the first floor landing, radiator, and understairs storage with plumbing for a washing machine. The CLOAKROOM is fitted with a white suite comprising low-level wc, wash hand basin, radiator, double glazed opaque window to the front elevation and tiled floor. The LOUNGE has a double glazed window to the front elevation and a radiator. There is a DINING KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink and drainer, integrated oven with hob and extractor over, integrated fridge and freezer, tiled floor, spotlights, double glazed window to the rear elevation and double glazed French doors leading onto the garden.

The staircase rises to the first floor LANDING with double glazed opaque window to the side elevation and storage cupboard. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and fitted wardrobes with sliding mirrored doors. The ENSUITE has a shower cubicle, low-level wc, wash hand basin, heated ladder towel rail, tiled walls and floor and spotlights. BEDROOM 2 is also a double room with double glazed window to the rear, fitted wardrobe with sliding mirrored doors and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The HOUSE BATHROOM is fitted with a white suite comprising bath with shower over, wc and pedestal wash hand basin, heated ladder towel rail, double glazed opaque window, tiled floor and walls and spotlights.

## OUTSIDE

The property is approached over a driveway affording off street parking and giving access to the GARAGE which has an elevating door and double glazed courtesy door to the garden. There is a small lawned foregarden with fence and planted borders.

- The REAR GARDEN has a full width patio area with steps up to a lawn and is enclosed by fencing to the boundary.

## 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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£285,000

EPC: B

**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.



**139 WARSTONES ROAD  
PENN**

HOUSE: 79.5sq.m. 856sq.ft.  
 GARAGE: 15.3sq.m. 165sq.ft.  
**TOTAL: 94.8sq.m. 1021sq.ft.**

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



