



149 Mount Road, Penn, Wolverhampton, WV4 5RS

BERRIMAN  
EATON



# 149 Mount Road, Penn, Wolverhampton, WV4 5RS

This is an extended detached family home with excellent square footage, a carriage driveway, garage and enclosed, private rear garden. The internal accommodation briefly comprises porch, entrance hall, playroom/office, living room, dining area, conservatory, gym, breakfast kitchen and cloakroom/wc to the ground floor. To the first floor there are five double bedrooms and a large family bathroom. The property benefits from double glazing and central heating.

EPC : TO FOLLOW  
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 PORCH has double glazed French doors, tiled floor and composite door into the ENTRANCE HALL, which has a staircase with wooden balustrades rising to the first floor with storage cupboard beneath, radiator and door into the LIVING ROOM. This has double glazed leaded window to the front elevation, gas fire with surround, spotlights, radiator and double doors into the DINING AREA which has a radiator and opens up in the CONSERVATORY which has a polycarbonate roof, double glazed windows and French doors onto the garden, ceiling fan and double glazed patio door into the GYM which has UPVC double glazed door to the garden, spotlights and door into the GARAGE. This has an elevating door. From the DINING ROOM there is access to the BREAKFAST KITCHEN, this is fitted with a range of high quality wall and base units with complementary work surfaces, central island incorporating a breakfast bar, inset single drainer sink unit with mixer tap, integrated oven and microwave, induction hob with extractor, integrated appliances including dishwasher, fridge and freezer, wine cooler, integrated waste management, space and plumbing for washing machine. There are two double glazed windows to the rear elevation, a UPVC double glazed door to the side passage and spotlights. The CLOAKROOM has a vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the front elevation. The PLAYROOM has a double glazed leaded window to the front elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and access to the loft. The BATHROOM is fitted with a white suite which comprises roll edge bath with shower attachment, walk in shower cubicle with multi headed shower, vanity wash hand basin and mixer tap, low level WC, spotlights, double glazed opaque window to the rear elevation and part tiling to the walls. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, ceiling fan and radiator. DOUBLE BEDROOM 4 has a double glazed leaded window to the front elevation, spotlights and walk in wardrobe. DOUBLE BEDROOM 5 has a double glazed leaded window to the front elevation and radiator.

## OUTSIDE

To the front of the property there is a carriage driveway with a concrete imprint DRIVEWAY suitable for parking multiple vehicles off road and behind an established laurel hedge. There is a side gated access to the REAR GARDEN which has a resin wraparound patio, raised planted borders, astro turf lawn and enclosed fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low.

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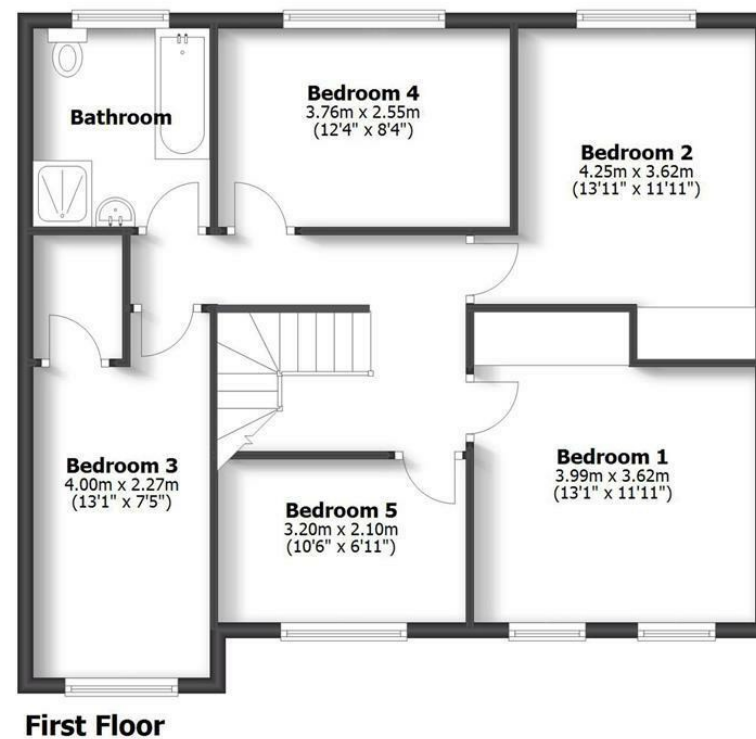
Offers In The Region Of  
£450,000

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.



## 149 Mount Road Penn



HOUSE: 170.0sq.m. 1829sq.ft.

GARAGE: 13.7sq.m. 148sq.ft.

**TOTAL: 183.7sq.m. 1977sq.ft.**

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



