



97 Pinfold Lane, Penn, Wolverhampton, WV4 4EN

BERRIMAN
EATON

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A traditional three bedroom semi detached property which has been extended to the ground floor at the rear and side providing a contemporary, open plan living area.

LOCATION

Pinfold Lane is an established and sought after address standing within convenient travelling of the local facilities available along the Penn Road (A449). There are regular bus services to the further and more extensive amenities afforded by Wolverhampton City Centre itself, Wombourne, Stourbridge and beyond. Furthermore, the area is well served by schooling. There are a variety of shops at the end of the road at Warstones.

DESCRIPTION

97 Pinfold Lane has been extended to the rear and now provides an open plan, contemporary living / dining / kitchen with doors opening out onto the Southwest facing rear garden. The house was also extended to the side and now provides a study and shower room to the ground floor as well as a sitting room. The first floor has three bedrooms and a bathroom. The property benefits from double glazing, gas central heating and a driveway to the front.

ACCOMMODATION

A double glazed front door opens into the PORCH with double glazed windows, tiled flooring and a coloured and leaded front door opening into the HALL with wooden flooring, coved ceiling and a useful understairs store. The SITTING ROOM has a double glazed bow window with coloured leaded lights above, integrated ceiling lighting and a gas fire set in a formal surround. There are concertina doors into the STUDY with laminate flooring, a double glazed window to the front, a double glazed roof light and the focal point of the property is the open plan LIVING / DINING / KITCHEN. The living area has a gas fire set in a formal surround, the dining area has ample space for dining with double glazed bifold doors to the rear garden and the kitchen has a range of wall and base units with roll top working surfaces with tiled splash back and under counter lighting, a coordinating centre island with a breakfast bar, a sink and drainer with a double glazed window over, space and plumbing for a washing machine and tumble dryer, integrated dishwasher, a five ring gas hob with filtration unit above and double electric oven beneath, space for an American style fridge freezer, integrated ceiling lighting and three roof lights. The SHOWER ROOM has a shower cubicle with waterfall head and separate hose, wall mounted wash basin, WC, heated ladder towel rail, display shelving, integrated ceiling lighting, tiled floor and walls and a roof light.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double with a double glazed bow window to the front and a bank of fitted wardrobes. BEDROOM TWO is also double in size with a double glazed window to the rear. BEDROOM THREE is a good size room with a double glazed window to the front and built in storage cupboards and the BATHROOM has a panelled bath with shower over, WC, pedestal wash basin, part tiled walls and a double glazed window to the rear garden.

OUTSIDE

97 Pinfold Lane sits behind a boundary wall with a DRIVEWAY providing off road parking for two cars.

The REAR GARDEN has composite decking spanning the width of the property providing ample entertaining space with a gravel bed leading to a shaped lawn with screening shrubs to one side and fencing, a gravelled area to the rear of the garden with a shed, external lighting, cold water supply and electrical point.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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01902 749974

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£349,995

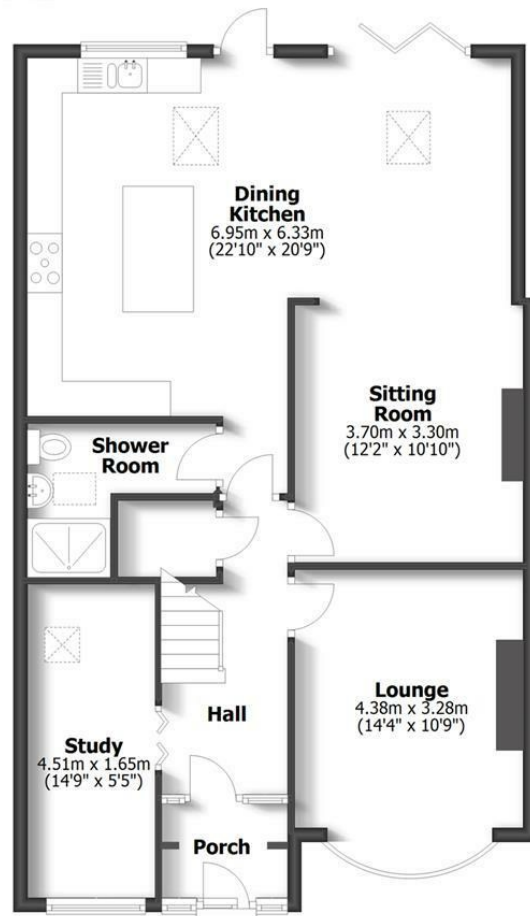
EPC:

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.

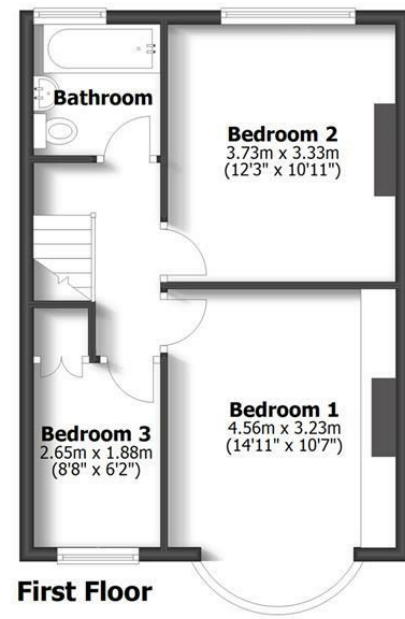


**97 PINFOLD LANE
PENN**

TOTAL: 121.2sq.m. 1305sq.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



First Floor

Dining Kitchen
 6.95m x 6.33m
 (22'10" x 20'9")

Sitting Room
 3.70m x 3.30m
 (12'2" x 10'10")

Shower Room

Lounge
 4.38m x 3.28m
 (14'4" x 10'9")

Hall

Bathroom

Bedroom 2
 3.73m x 3.33m
 (12'3" x 10'11")

Study
 4.51m x 1.65m
 (14'9" x 5'5")

Porch

Bedroom 3
 2.65m x 1.88m
 (8'8" x 6'2")

Bedroom 1
 4.56m x 3.23m
 (14'11" x 10'7")

