



40 Westbourne Road, Penn, Wolverhampton, WV4 5UN

BERRIMAN
EATON

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An attractive bay fronted semi-detached house providing well-proportioned and well-presented accommodation over both ground and first floors.

LOCATION

Westbourne Road lies just off Mount Road in the heart of Penn which has always been considered to be one of the most sought after areas within the Wolverhampton conurbation. There is a wide range of local facilities available within Penn itself with regular bus services running along the Penn Road and easy access to the city centre. The area is well served by schooling in both sectors.

DESCRIPTION

40 Westbourne Road is a charming, period residence with an elegant, cream rendered bay fronted façade and beautifully presented accommodation throughout. The property benefits from double glazed windows, security alarm, gas fired central heating and modern kitchen and bathroom and there is a delightful garden to the rear.

ACCOMMODATION

A double glazed door opens into the PORCH and a panelled door opens into the HALL with wooden flooring and a useful understairs storage cupboard with electric light. There is a SITTING ROOM with wooden flooring, a walk in double glazed bay window to the front and a wall recess with log burner. The DINING ROOM is a well-proportioned room with a double glazed window overlooking the rear garden, a decorative fireplace and wooden flooring. The KITCHEN has a full range of base mounted shaker style cupboards, a range style cooker and washing machine, and there is space for a fridge freezer. There is a Belfast sink unit, part tiled walls, tiled floor and a double glazed side window and door.

A staircase, with double glazed window at lower level, rises to the first floor landing with easy access to the large, boarded loft with electric light. BEDROOM ONE is a good double room in size with a double glazed window to the front, decorative fireplace and wooden flooring. BEDROOM TWO is also a double room in size with a decorative fireplace and a storage cupboard with electric light and wall mounted Vaillant gas fired central heating boiler and a double glazed window overlooking the rear garden. The BATHROOM is of an excellent size with a white suite with a panelled bath with shower over, pedestal basin with mosaic tiled splash back and WC, tiled floor, part tiled walls and a double glazed window to the rear.

OUTSIDE

The property stands behind a walled front courtyard with a paved path leading to the front door and a

paved path leading to a secured and gated side access to the REAR GARDEN. There is a paved patio, a shaped lawn with well stocked beds and borders and a raised, paved terrace to the rear. There is an external fuel store and an external WC (in need of some repair).

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 there is limited coverage indoors with all of the four main providers having coverage indoors.

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

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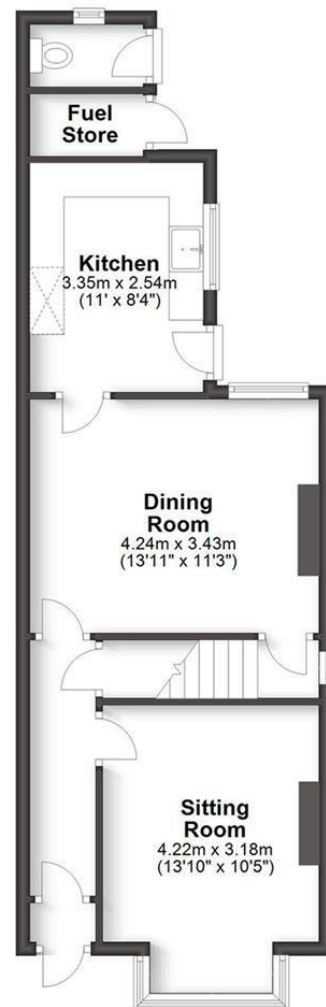
Asking Price
£229,950

EPC: E

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.



40 Westbourne Road Penn



Ground Floor



First Floor

HOUSE: 86.4sq.m. 930sq.ft.
OUTBUILDINGS: 3.3sq.m. 36sq.ft.
TOTAL: 89.7sq.m. 966sq.ft.

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

