



38 Belmont Road, Penn

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Deceptive Two Bedroom Terraced House In A Popular Residential Area & Within Easy Access Of The City Centre

38 Belmont Road, Penn, Wolverhampton, WV4 5UD
Asking Price: £197,500

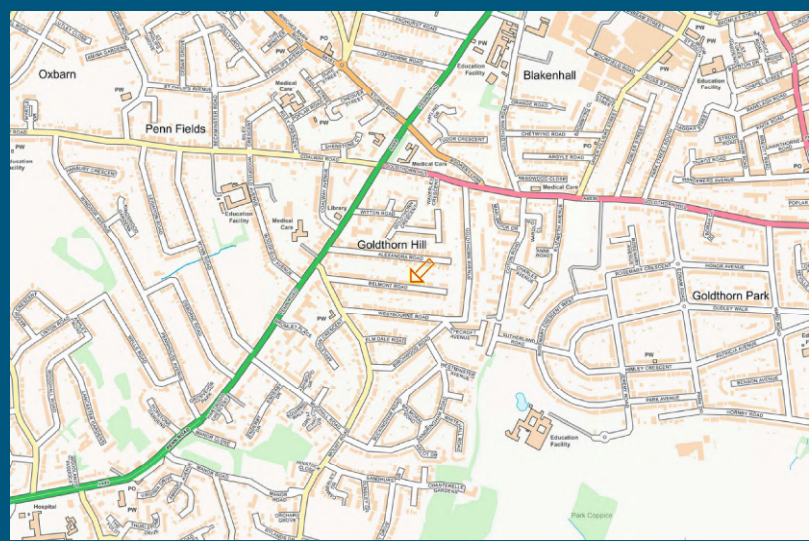
Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (58)
Total Floor Area: 842.6sq ft. (78.3sq m.) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Occupying in a choice position in one of the most favoured locations in Penn, positioned just off Mount Road and therefore most convenient for the majority of amenities, this deceptive terraced property has been extended and restyled in recent years to create a first class home, being an excellent example of its type.

Ideal for purchasers requiring a home, ready to just move into, internal inspection is highly recommended to appreciate the well maintained interior which host a number of attractive features including fresh & simplistic décor, new carpets & flooring, first floor white bathroom and a thoughtfully designed breakfast kitchen at the rear.

At approx. 842.6sq ft., the accommodation includes entrance hall, the choice of two reception rooms and a smart fitted breakfast kitchen with useful storage cupboard. On the first floor, the galleried landing leads to the two large bedrooms and white bathroom with a P-Shaped bath. The rear garden has been neatly landscaped to provide a most pleasant setting and offers excellent useable outdoor space, ideal for summer barbeques.

Within easy distance of local shops, bus routes and schools in both sectors, the city centre is also less than approx. 2 miles away. Having the benefit of gas central heating & double glazing, this desirable property, which has no upward chain, further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: PVC double glazed front door, radiator, laminate flooring and stairs to first floor.

Living Room: 12'1" (3.69m) x 9'9" (2.96m)

Tiled hearth with matching wood surround, radiator and double glazed picture window to front with stained glass leaded lights & corner window seat.

Sitting/ Dining Room: 12'4" (3.75m) x 9'9" (2.96m)

Radiator, laminate flooring and double glazed window to rear.

Breakfast Kitchen: 18ft (5.49m) x 7'8" (2.33m)

Fitted with an extensive suite of smart matching cream units comprising stainless steel single drainer sink unit with mixer tap, range of base cupboards & drawers with matching laminate worktops including breakfast bar, suspended wall cupboards, built in electric oven with 4-ring electric hob & stainless steel extractor hood over, plumbing & recess for washing machine & dishwasher, radiator, stores cupboard/ pantry, laminate flooring and double glazed PVC door to rear with matching side windows.

First Floor Galleried Landing: Loft hatch.

Bedroom One: 13'1" (4.00m) x 12'1" (3.69m)

Radiator and double glazed window to front.

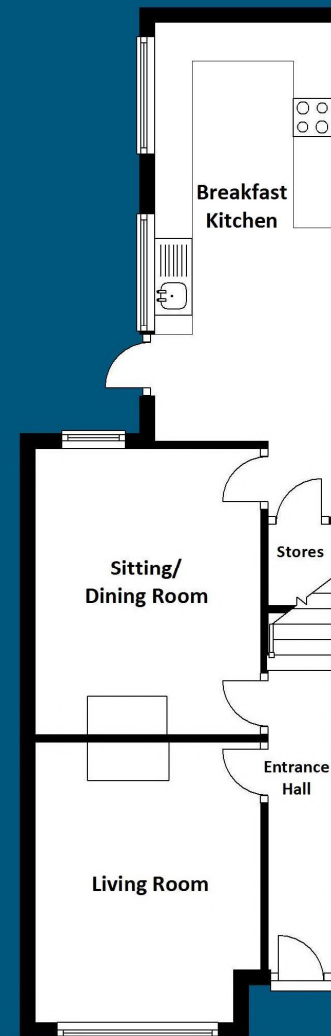
Bedroom Two: 12'4" (3.75m) x 8ft (2.44m)

Radiator and double glazed window to rear.

Bathroom: 11'1" (3.37m) x 7'8" (2.33m)

Fitted with a smart white suite comprising P-Shaped bath with power shower over, low level WC, pedestal wash hand basin, airing cupboard housing wall mounted gas fired central heating boiler, part tiled walls, radiator, laminate effect vinyl flooring and double glazed window to rear.

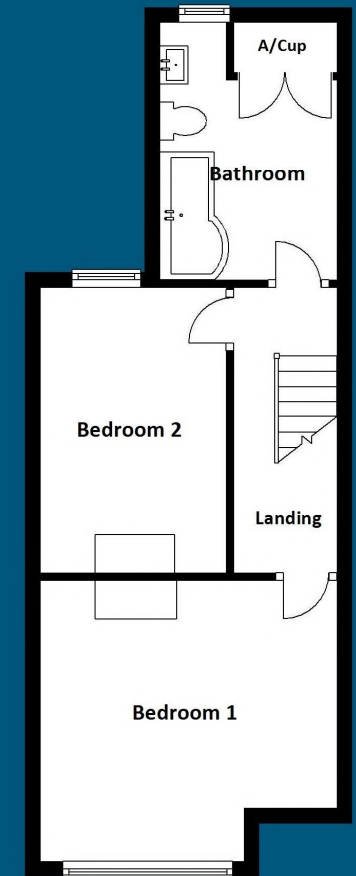
Landscaped Rear Garden: At approx. 75ft long, the rear garden has been neatly landscaped to create a pleasant setting with gravelled terrace leading to gated enclosure, timber shed, lawn, a variety of shrubs and surrounding fencing.



Ground Floor

Approx.: 41.4sq metres
(445.7sq feet)

**Total Floor Area: 78.3sq metres
(842.6sq feet) Approx.**



First Floor

Approx.: 36.9sq metres
(396.9sq feet)















The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTORS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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