



89c Belmont Road, Penn



*An Extended & Well Presented Three Bedroom End Terraced House,  
Restyled To Provide A Most Attractive Interior Whilst Maintaining The  
Charm & Appeal Of A Period Property*

**89c Belmont Road, Penn, Wolverhampton, WV4 5UE**

**Asking Price: £265,000**

**Tenure: Freehold**

**Council Tax: Band B - Wolverhampton**

**EPC Rating: D (65) No: 4634-2320-0409-0245-3226**

**Total Floor Area: 1033sq.ft (96.0sq m) Approx.**

**Services: We are informed by the Vendors that all main services are installed**

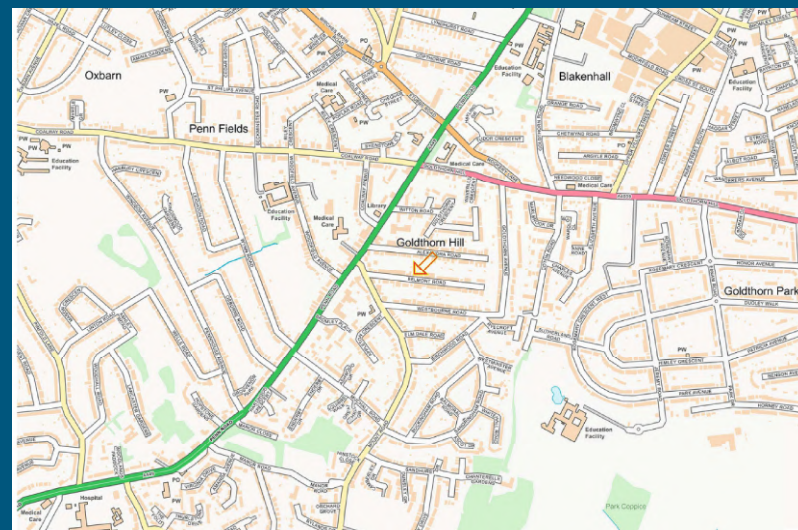
Occupying a choice position in one of the most favoured locations in Penn, located just off Mount Road and therefore most convenient for the majority of amenities, this extended end terraced property has been extended and restyled over the years to create a first class house, an excellent example of a family home.

With internal inspection highly recommended to appreciate the versatile interior which has been designed to utilise the maximum space, 89c Belmont Road is a superb opportunity for purchasers requiring a property ready to just move into. Having the benefit of a modern interior yet retaining the charm & appeal of a period property, the house offers a number of splendid features including modern well-appointed family bathroom, neatly decorated throughout, cast iron fireplaces in two bedrooms, a log burner stove in the sitting room and a wonderful open plan living space at the rear of the ground floor, perfect for entertaining guests & large families.

The accommodation which measures at approx. 1033sq ft. and has the benefit of gas central heating & double glazing includes welcoming entrance hall with C-Shaped staircase to first floor, front living room and the rear layout has been converted to an open living area with sitting room, dining area and fitted kitchen. On the first floor there are three bedrooms and a smart white bathroom. At the front of the property is a driveway providing ample off road parking. A special aspect of the property is the south facing rear garden which has been landscaped to the optimum effect creating a most picturesque setting whilst providing an excellent useable outdoor space including a decked terrace overlooking the lawn and a most impressive fully insulated garden cabin which of course could be used for a multitude of purposes i.e. home gym, entertaining space, home office etc.

Belmont Road is convenient for a comprehensive range of local amenities including shops, restaurants, bus routes and schooling in both sectors. Penn, Wombourne & of course Wolverhampton City Centre are also within easy reach.

Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Front hardwood door with stained glass opaque window with matching stained glass surrounding windows, radiator, recessed ceiling spotlights, solid wood flooring and C-Shaped staircase to first floor with built in storage cupboard below.

**Living Room:** 12'10" (3.90m into bay) x 10'10" (3.30m)

Radiator, recessed ceiling spotlights, solid wood flooring and double glazed leaded bay window to front with built in window seat.

**Sitting Room:** 13'9" (4.20m) x 10'10" (3.30m)

Fireplace place with wood burner stove & slate hearth, solid wood flooring and open archway to:

**Dining Area:** 18'4" (5.60m) x 7'3" (2.20m)

Radiator, solid wood flooring, vaulted ceiling with spotlights & skylights, double glazed windows to rear with matching French doors.

**Kitchen:** 9'6" (2.90m) x 6'11" (2.10m)

Fitted with a matching suite of modern light gloss units comprising stainless steel circular double drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, built in double Bosch oven, microwave, 5-ring gas hob with stainless steel extractor hood over, dishwasher, fridge & freezer, plumbing for washing machine, recessed ceiling spotlights, slate style tiled flooring and vaulted ceiling with skylight.

**Landing:** Recessed ceiling spotlights, double glazed leaded window to side and loft hatch leading to attic space, housing the gas fired central heating boiler.

**Bedroom One:** 11'10" (3.60m) x 10'10" (3.30m)

Period style cast iron fireplace with tiled hearth, radiator, recessed ceiling spotlights, wood stripped flooring and double glazed leaded window to front.

**Bedroom Two:** 12'2" (3.70m) x 10'10" (3.30m)

Period style cast iron fireplace with tiled hearth, radiator, recessed ceiling spotlights and double glazed window to rear.

**Bedroom Three:** 8'10" (2.70m) x 6'11" (2.10m)

Radiator, recessed ceiling spotlights and double glazed leaded window to front.

**Bathroom:** 7'5" (2.25m) x 6'11" (2.10m)

Fitted with a modern white suite comprising free standing double ended bath, corner shower enclosure with chrome rainfall shower head & separate hand held spray, recessed WC, wall mounted vanity unit with mirror over, graphite heated towel rail / radiator, tiled walls, recessed ceiling spot lights, patterned ceramic tiled flooring and double glazed opaque window to rear.

**Rear Garden:** Neatly landscaped to create a pleasant setting whilst offering excellent useable outdoor space, the south-facing garden includes a raised decked terrace overlooking the lawn with flowering borders, timber shed, side gate, surrounding fencing and **Detached Insulated Garden Cabin:** 13'1" (4.00m) x 9'10" (3.00m) Currently used as a home office with electric wall heater, recessed ceiling spot lights, LVT flooring and double glazed window with matching sliding door.

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.





























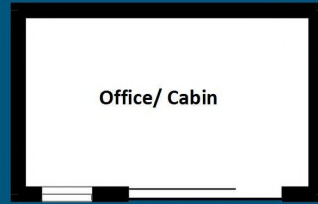












**PROPERTY MISDESCRIPTION ACT 1991**

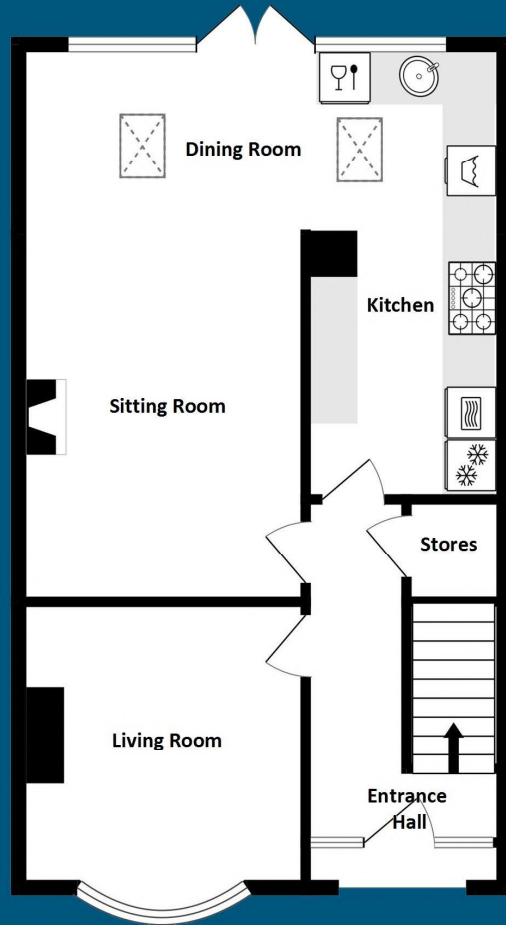
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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

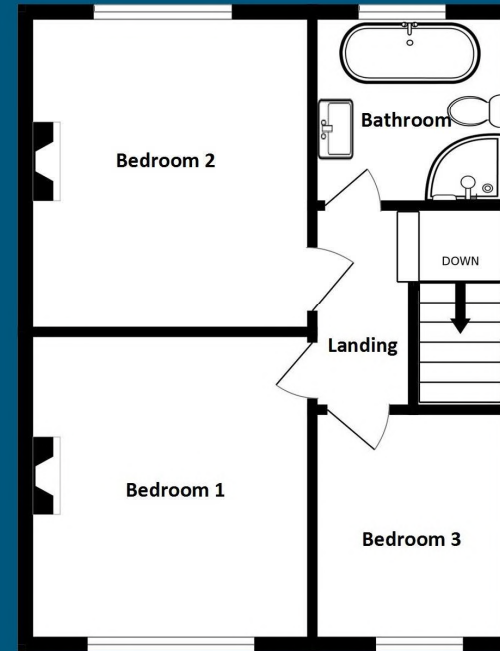
Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.

**Total Floor Area: 1033sq.ft.  
(96.0sq.m.) Approx.**



**Ground Floor**  
Approx.: 592sq.ft. (55.0sq.m)



**First Floor**  
Approx.: 441sq.ft. (41.0sq.m.)