



19 Westbourne Road

Offers In Region Of £200,000

3 1 2



Presenting 19 Westbourne Road, Penn – a traditional 3-bedroom mid-terrace property, offered to the market by SLADE Property Collective. Nestled in the ever-popular location just off Mount Rd, this home ensures convenient access to Wolverhampton City Center and the neighbouring suburbs, making it the perfect choice for your new residence.

As you step inside, the property unveils its charm. The first reception room boasts a double-glazed bay window and a heartwarming centerpiece – a cast iron fireplace with a feature surround. Laminate flooring, fitted cupboards, and gas central heating add to the appeal. The small enclosed front garden offers privacy, courtesy of the prominent hedge.

The dining room is bathed in natural light during the afternoon hours, thanks to a double-glazed window that overlooks the rear courtyard. It seamlessly connects with the lounge, featuring another cast iron open fire with a feature surround. A door from the dining room leads to the first-floor landing.

The kitchen is well-equipped with a range of base units, laminate roll-top work surfaces, and a solid wood breakfast bar. It offers the convenience of plumbing for both a washing machine and a tumble dryer, an integrated oven with a gas hob, and space for a fridge-freezer.

With three first-floor bedrooms, this home offers a balance of traditional features and warmth, complemented by two reception rooms and a well-appointed kitchen. Moving to the first floor, you'll discover a generous master bedroom and two additional bedrooms, along with a well-fitted bathroom.

The first-floor bathroom includes a bath with a shower over, a low-level W.C., a washbasin vanity unit, and a heated towel rail.

Stepping outside, you'll find a mature and enclosed rear garden, complete with a delightful patio area. A notable feature is the wooden outbuilding, brimming with character and potential for various uses, such as entertaining or extra storage. Shared access to the neighboring side alleyway enhances practicality and





- Living Room 14'4" into bay x 11'10"
- Dining Room 12'4" x 11'10"
- Kitchen 17'1" x 6'8"
- Bedroom 1 12'1" x 11'1"
- Bedroom 2 8'11" x 7'11"
- Bedroom 3 9' x 6'8"
- Bathroom



Energy performance certificate (EPC)		
19 Wesbourne Road WOLVERHAMPTON West Side	Energy rating D	Valid until: 17 October 2033 Certificate number: 2736-7479-9721-4061-7716
Property type	Mid-terrace house	
Total floor area	79 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-exemptions)		
Energy rating and score		
This property's current energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
Score Energy rating	Current	Potential
81+	A	D
69-80	B	
55-68	C	
39-54	D	
21-38	E	
1-20	F	
1-20	G	
For properties in England and Wales: the average energy rating is D the average energy score is 60		

T: 01902 240111
M: 07563 248421
E: hello@sladepropertycollective.co.uk

sladepropertycollective.co.uk