



41 Lea Manor Drive, Penn, Wolverhampton, WV4 5PH

BERRIMAN
EATON

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This is a newly refurbished detached family home occupying a good sized plot and a favoured position within this desirable cul de sac. There is a generous drive, garage and a private rear garden. The internal accommodation briefly comprises entrance porch, hall, lounge, kitchen and family room and utility/wc to the ground floor. To the first floor there are four bedrooms and a stylish family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Lea Manor Drive is a quiet and exclusive cul-de-sac in this popular part of Penn on the western fringe of Wolverhampton. There are shops available along the Penn Road with bus services providing convenient access to towns further afield including Wolverhampton City Centre with its wider range of amenities. Furthermore, the area is well served by schooling for all age groups, and is within easy access of the open spaces of Penn Common.

DESCRIPTION

This is a newly refurbished detached family home occupying a good sized plot and a favoured position within this desirable cul de sac. There is a generous drive, garage and a private rear garden. The internal accommodation briefly comprises entrance porch, hall, lounge, kitchen and family room and utility/wc to the ground floor. To the first floor there are four bedrooms and a stylish family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH is accessed through a composite door with a double glazed window to the side elevation, tiled floor and door into the GARAGE which has an electronically operated roller shutter door and a double glazed opaque window to the side elevation. The ENTRANCE HALL has a staircase with wooden balustrades which rises to the first floor landing. The LOUNGE has Herringbone laminate flooring which is carried through the ground floor, two double glazed windows to the front elevation and a radiator. There is a UTILITY which has a low level WC, fitted worksurfaces with storage cupboards and a sink with mixer tap, plumbing and space for a washing machine and a wall mounted central heating boiler, double glazed opaque window to the side elevation, radiator and a tiled floor. The KITCHEN is fitted with a high quality range of wall and base units with fitted worksurfaces with an inset double Belfast sink with mixer tap, central island incorporating a breakfast bar and waste management system. There are integrated appliances including an oven, hob, larder style fridge, freezer and dishwasher. There is a double glazed window to the side and rear elevations, French doors giving access to the garden, spotlights and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a fitted storage cupboard, wooden balustrades, double glazed window to the front elevation and loft access. The BATHROOM is fitted with a white suite which comprises a bath with shower attachment and mixer tap, separate shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the side elevation, spotlights, radiator, tiling to the walls and floor. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 4 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles and giving access to the garage. There is side gated access to the REAR GARDEN which has a paved patio area, lawn and fencing to the boundary

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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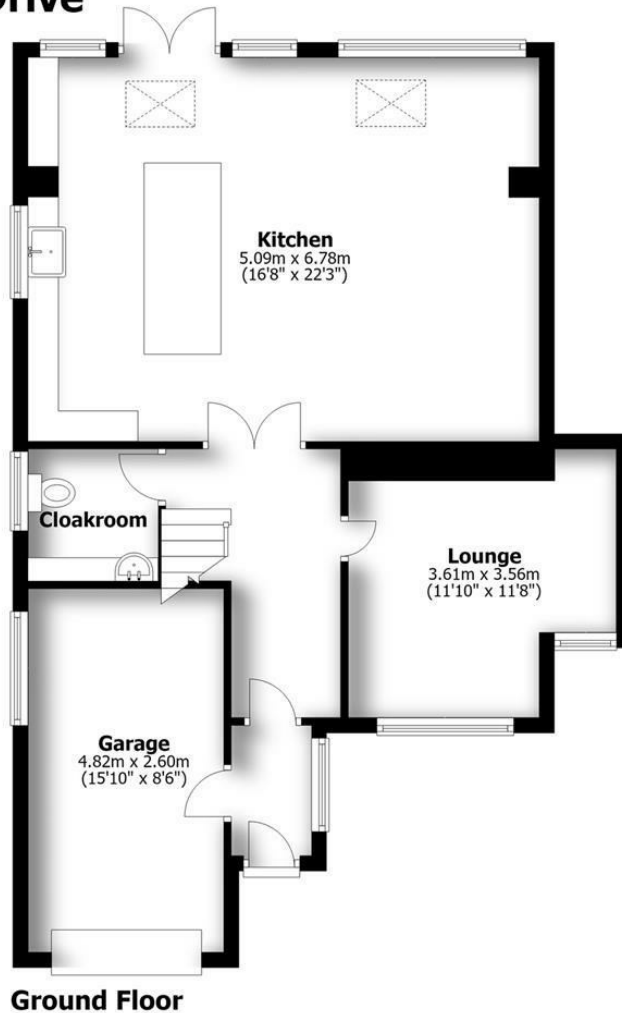
Offers In The Region Of
£479,950

EPC: C

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.



41 Lea Manor Drive Wolverhampton



HOUSE: 113.1sq.m. 1218sq.ft.
GARAGE: 12.5sq.m. 135sq.ft.
TOTAL: 125.6sq.m. 1353sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

