



24 Belmont Road, Wolverhampton, WV4 5UD

BERRIMAN  
EATON

# 24 Belmont Road, Wolverhampton, WV4 5UD

## LOCATION

Belmont 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 with Woodfield Primary School being close by.

## DESCRIPTION

This is a period terraced property with a generous rear garden and on road parking to the front. The internal accommodation briefly comprises an entrance hall, lounge with separate dining room and a fitted kitchen to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door, there is a staircase rising to the first floor landing and radiator. The LOUNGE has a double glazed window to the front elevation and radiator. The DINING ROOM has an open fire, radiator and double glazed window to the rear elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, two double glazed windows to the side elevations and wooden door to the garden. There is an integrated oven, hob and a wall mounted central heating boiler and radiator.

The staircase rises to the FIRST FLOOR LANDING and gives access to the BATHROOM which has a bath, pedestal wash hand basin, low level WC, heated ladder towel and double glazed opaque window to the side elevation with tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

To the front of the property is a low dwarf wall with access to the entrance door. The REAR GARDEN has a generous lawn and a fenced boundary.

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 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

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

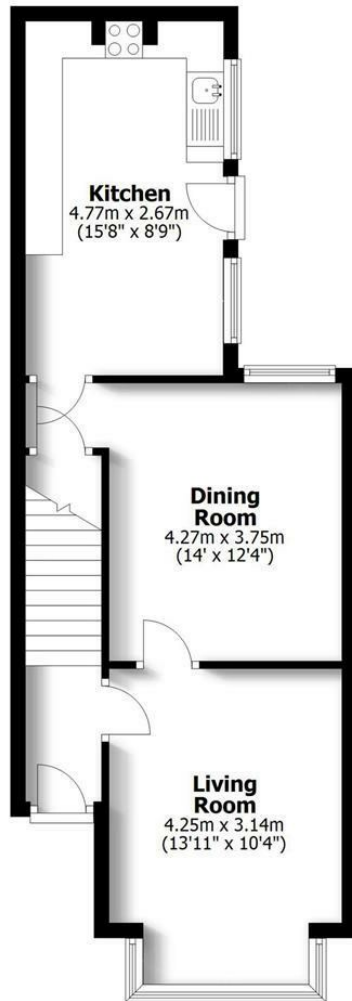
Offers In The Region Of  
£245,000

EPC:

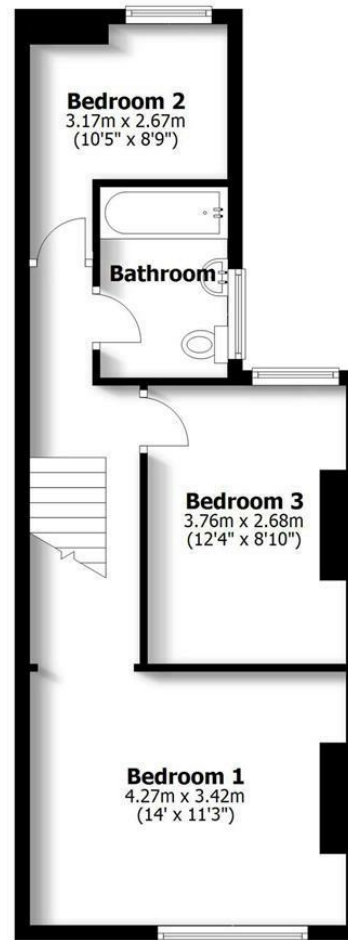
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**24 Belmont Road  
Wolverhampton**



**Ground Floor**



**First Floor**

**TOTAL: 88.1sq.m. 949sq.ft.**

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

