



237 Warstones Road, Penn, Wolverhampton, West Midlands, WV4 4LE

BERRIMAN
EATON

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Warstones Road is an immaculately presented, extended, two bedroom semi detached residence with a generous driveway providing off road parking, a partly converted garage, mainly suitable for storage and a large, well maintained, rear garden. The internal accommodation briefly comprises entrance hall, living room, separate dining room, kitchen/breakfast room and office to the ground floor. To the first floor there are two double bedrooms and a modern family bathroom. The property benefits from central heating and double glazing. NO UPWARD CHAIN

EPC : D
WOMBOURNE OFFICE

LOCATION

The property stands within a popular and established residential address within easy reach of a wide range of local facilities. The area is well served by schooling and the extensive amenities of the City Centre itself are within easy reach. There are regular buses along the Warstones Road, as well as the Penn Road, which is also close by. The closest shops are at Springhill and the nearest Primary School is Springdale.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with opaque leaded inserts, double glazed opaque windows to the side elevation, radiator and staircase rising to the first floor landing. The LIVING ROOM has a double glazed bay window to the front elevation, radiator and decorative raised and recessed basket gas fire with stone detail. The DINING ROOM has a double glazed window to the rear elevation, radiator and access into the EXTENDED KITCHEN/BREAKFAST ROOM. This 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, plumbing and space for a washing machine and fridge freezer, additional integrated fridge, double oven with 4 ring hob and extractor hood. There is a double glazed window to the rear elevation and a UPVC door to the garden. There is a double glazed skylight, radiator and door into the STUDY. This has storage beneath the stairs, double glazed skylight, radiator and door into the GARAGE. This has been partly converted to allow for the study but has an elevating door.

The staircase rises to the FIRST FLOOR LANDING where there is a double glazed window to the side elevation and loft access the loft is boarded. The BATHROOM is fitted with a white suite which comprises bath with multi headed shower over and glazed screen, vanity wash hand basin with mixer tap, low level W/C, heated ladder towel rail, double glazed opaque window to the rear elevation and airing cupboard housing the wall mounted central heating Worcester Bosch boiler; this can be controlled using Smart Thermostat via an app. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and walk in wardrobes with fitted shelves and drawers. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY suitable for parking several vehicles off road, gravelled borders and fencing to the boundary. There is also access to the garage storage area.

The REAR GARDEN has a block paved patio area, fence to the boundary, large lawned area, gravelled planted beds and paved path to a hardstanding for a shed, which has power connected.

SERVICES

We are informed by the Vendors that all main services are installed.

. COUNCIL TAX BAND B - Wolverhampton CC.

. POSSESSION Vacant possession will be given on completion.

. VIEWING Please contact the WOMBOURNE office.

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Offers In The Region Of
£260,000

EPC: D

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.



**237 WARSTONES ROAD
PENN**

HOUSE: 87.1sq.m. 936sq.ft.
 GARAGE: 4.7sq.m. 51sq.ft.
TOTAL: 91.8sq.m. 987sq.ft.

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



