



20 Belmont Road, Penn, Wolverhampton, WV4 5UD

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A superbly positioned and well presented mid-terrace Victorian cottage providing accommodation of charm and character which is well appointed throughout with excellent kitchen and bathroom suites and which stands in a sought after and popular residential area

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.

DESCRIPTION

The property comprises a well proportioned mid-terraced Victorian residence providing accommodation which is typical of its type in terms of proportion with good size rooms to both the ground and first floors. The property benefits from a well appointed, modern kitchen and there is a particularly impressive bathroom to the first floor. The house has retained many original features and yet these are now combined with all of the requirements of contemporary lifestyles.

ACCOMMODATION

The house is approached over a path laid in brick paviours leading to the open PORCH with tiled floor and a panelled front door with inset lights and over window to the HALL with laminated flooring, dado rail and a useful under stairs cloaks and storage cupboard. There is a bay fronted SITTING ROOM with a walk in double glazed bay window to the front, decorative cast iron fireplace with tiled hearth, picture rail, ceiling cornice and laminated flooring. The DINING ROOM is a well proportioned room with a sash window to the rear, decorative wooden fireplace, plaque rail and a door to the KITCHEN with a comprehensive range of wall and base mounted cream faced units, a stainless steel four ring gas hob with stainless steel extraction chimney above and built under electric oven, an integrated dishwasher, a stainless steel sink, a side window, part tiled walls, part timber panelling, coved ceiling, laminated flooring and an open door into the LAUNDRY with plumbing for a

washing machine and space for a tumble dryer, wall mounted cupboard, wall mounted gas fired central heating boiler, laminated flooring, a double glazed side window and a glazed and panelled side door.

A door from the dining room leads to the staircase which rises to the first floor landing. BEDROOM ONE is a good double room in size with a double glazed window to the front, a decorative cast iron fireplace with wooden surround and double wardrobes to either side, both of which have cupboards above, wooden flooring, dado rail and coved ceiling. BEDROOM TWO is a double room in size with a sash window to the rear, dado rail, coved ceiling and a built in wardrobe. The BATHROOM is an impressive room in terms of size with a well appointed white suite with a panelled bath, pedestal basin, WC and a separate fully tiled corner shower, part mosaic style tiled walls, integrated ceiling lighting, a double glazed rear window, airing cupboard with hot water cylinder and slatted shelving and extraction fan.

OUTSIDE

The house stands behind an attractive, small courtyard style frontage with a boundary hedge, gravel border and path laid in brick paviours leading to the front door. There is a generous GARDEN to the rear which is principally laid to lawn with a patio, large lawn, well stocked and matured beds and borders and an external store.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND B - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

NB

In accordance with the necessary and relevant legislation it is hereby disclosed that the seller of this property is an employee of Berriman Eaton Ltd.

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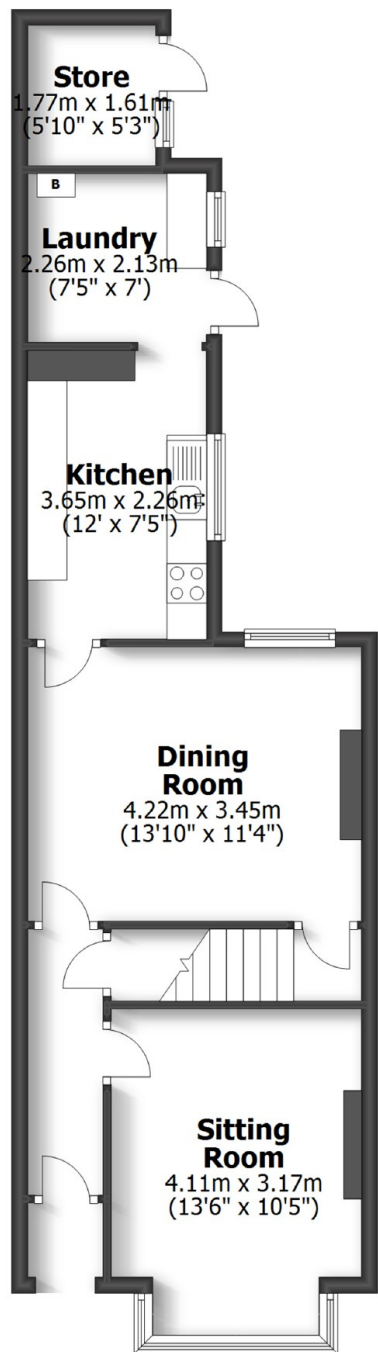
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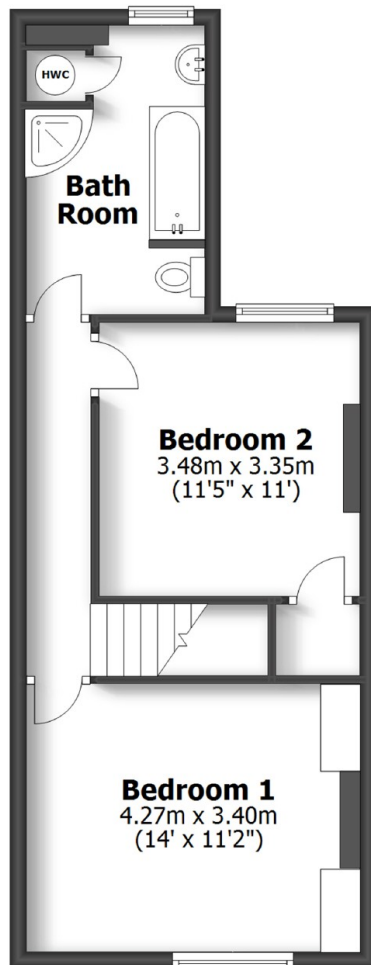
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

20 BELMONT ROAD PENN

TOTAL: 94sq.m. 1012sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



