



89B Belmont Road  
Penn,  
Wolverhampton,  
WV4 5UE

Asking Price Of £245,000

Est. 1934

# SWF



SANDERS WRIGHT & FREEMAN

A lovely terrace home in a popular location with a driveway to the front providing off road parking. Available with No Onward Chain the property features excellent ground floor living space with a sitting room, living room, guest w.c and open plan dining kitchen opening out to a pleasant rear garden. To the first floor are three bedrooms and a bathroom.

#### **APPROACH**

The property is approached via a driveway providing off road parking.

#### **RECEPTION HALL**

Inviting reception hall with a radiator, staircase to the first floor landing and doors to:

#### **GUEST CLOAKROOM**

Close-coupled w.c, corner wash hand basin and part tiled walls.

#### **SITTING ROOM 12' 11" x 10' 11" (3.94m into bay x 3.33m)**

Double-glazed bay window to the front, radiator and attractive feature fireplace.

#### **LIVING ROOM 12' 10" x 10' 11" (3.92m x 3.34m)**

Radiator and an opening through to the dining kitchen.

#### **OPEN PLAN DINING KITCHEN**

#### **DINING AREA 14' 6" x 8' 1" (4.42m max x 2.47m)**

Double-glazed window and double doors opening out to the rear garden.

#### **KITCHEN AREA 13' 5" x 8' 11" (4.1m x 2.72m)**

Double-glazed window to the rear and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl stainless steel sink and drainer unit with mixer tap. Integral appliances include a double oven, fridge freezer and dishwasher.

#### **FIRST FLOOR LANDING**

Loft access hatch and doors to:

#### **BEDROOM ONE 11' 11" x 10' 10" (3.65m x 3.32m)**

Double-glazed window to the front and radiator.

#### **BEDROOM TWO 11' 11" x 10' 11" (3.64m x 3.33m)**

Double-glazed window to the rear, radiator and built in wardrobes.

#### **BEDROOM THREE 8' 7" x 7' 0" (2.63m x 2.14m)**

Double-glazed window to the front and radiator

#### **BATHROOM**

Double-glazed obscure window to the side, radiator, towel rail, part tiled walls and white suite comprising close-coupled w.c, pedestal wash hand basin and bath with side mixer tap and shower above.

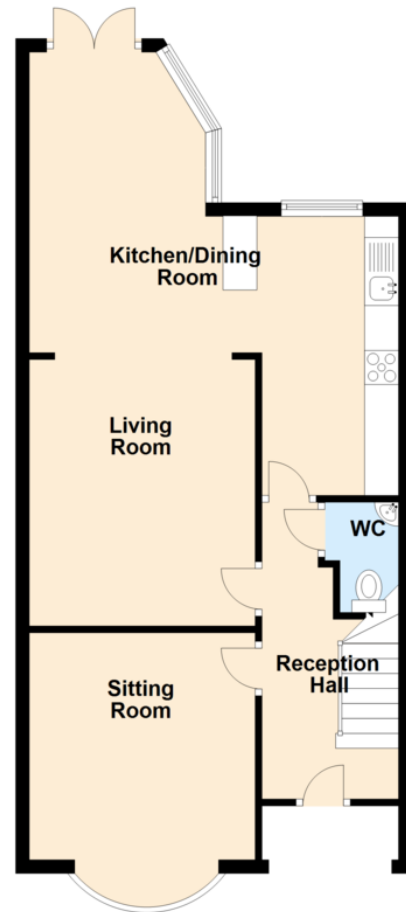
#### **REAR GARDEN**

To the rear of the property is an attractive garden with decked patio area and shaped lawn,

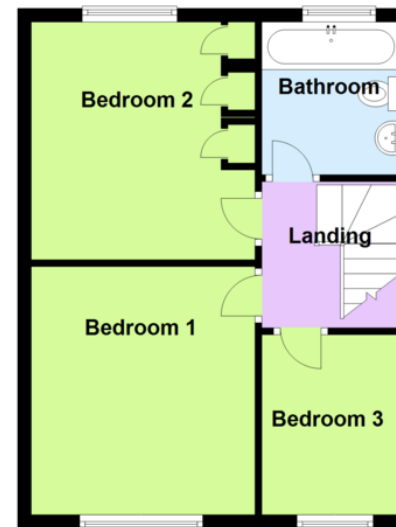


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Ground Floor



First Floor



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