



**7 BELMONT ROAD, PENN**  
**WOLVERHAMPTON, WV4 5UD**

**OFFERS IN THE REGION OF £285,000**  
**FREEHOLD**

This is an outstanding period style home, extended and improved to provide a perfect blend of period features and contemporary fittings. Beautifully presented throughout, the property features a stunning rear dining kitchen with large snug off and folding doors to incorporate the patio area, landscaped garden, attractive living room, three generous bedrooms and spacious bathroom with shower enclosure. A driveway to the front provides off road parking.



# 7 BELMONT ROAD

- 360 TOUR • OUTSTANDING PERIOD PROPERTY • EXTENDED AND IMPROVED THROUGHOUT • FEATURE DINING KITCHEN • LANDSCAPED GARDEN • MANY ORIGINAL FEATURES • OFF ROAD PARKING



## APPROACH

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

## RECEPTION HALL

Minton tiled floor, radiator, staircase to the first floor landing and useful under stairs cupboard housing a Worcester Bosch combination boiler

## LIVING ROOM

Double-glazed bay window to the front, attractive feature fireplace, oak flooring.

## OPEN PLAN DINING KITCHEN

The stunning rear dining kitchen has part panelled and exposed brick walls, skylight windows, radiator and sliding doors to the rear patio area. Fitted with a range of wall, drawer and base units with quartz worksurfaces and splashbacks, there is also an island unit with breakfast bar and butler style sink. There is space for a cooking range and integral appliance including washing machine, fridge freezer and dishwasher.

## SNUG

Radiator, feature fireplace.

## FIRST FLOOR LANDING

Loft access hatch and doors to:

## BEDROOM ONE

Double-glazed window to the rear, radiator and fitted double wardrobes.

## BEDROOM TWO

Double-glazed window to the front, radiator, built in

double wardrobes and decorative cast iron fireplace.

## BEDROOM THREE

Double-glazed window to the front, radiator.

## RE-FITTED BATHROOM

Double-glazed obscure window to the rear, radiator, part panelled walls and suite comprising close-coupled w.c, panelled bath, sink with vanity cupboard beneath and corner shower enclosure.

## REAR GARDEN

A further feature of the property is the attractive landscaped garden which has a full width patio area, lawned garden and further seating area to the rear.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

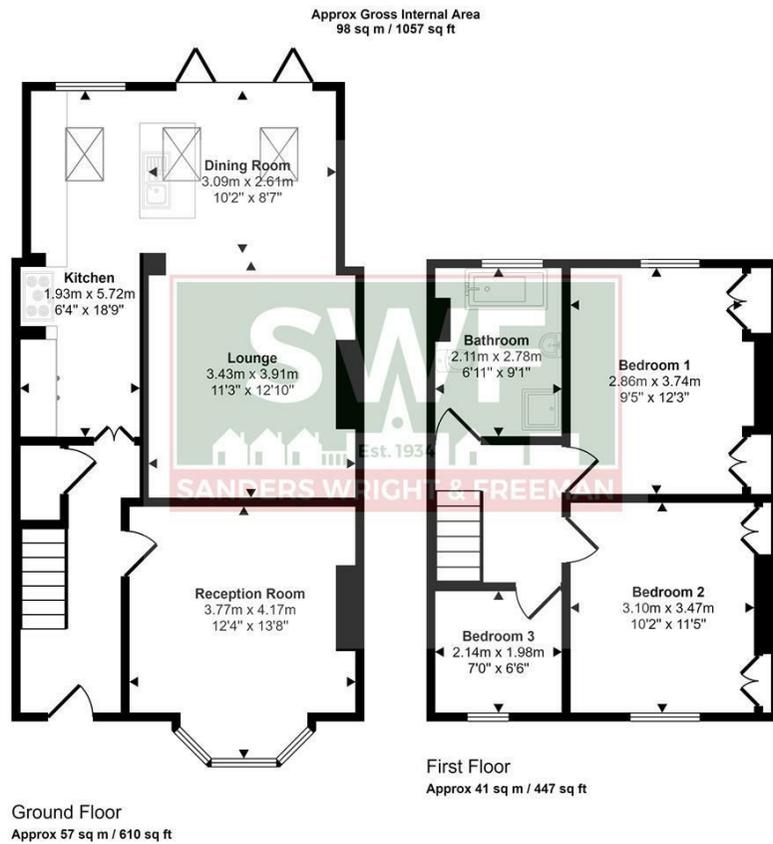
The agent understands that mains gas, electricity, water and drainage are available.

## TENURE

The property is understood to be freehold

# 7 BELMONT ROAD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements