



51A Wakeley Hill

| WV4 5RA | Asking Price £295,000

ROYSTON
& LUND

- Detached Chalet Bungalow
- Driveway & Garage
- South Facing Rear Garden
- Built in Storage Throughout
- EPC Rating TBC
- Three Bedrooms
- No Upward Chain
- Integrated Kitchen
- Freehold
- Council Tax Band D





****No Upward Chain****

Royston and Lund are delighted to bring to the market this well positioned three bedroom detached chalet bungalow in Penn, Wolverhampton. The property benefits from off street parking with a driveway and integral garage and is situated within close proximity of local amenities, as well as good transport links for Penn Road that leads into the city centre.



Entering into the hallway that benefits from built in storage, there is access to the lounge, kitchen, shower room, bedrooms one & two and stairs to the first floor. The kitchen has a range of fully integrated appliances including a fridge/freezer, oven, hob, extractor fan and a dishwasher with space for a free standing washing machine. Bedrooms one a two both have built in storage and the shower room consists of a main shower, WC and washbasin.

To the first floor there is further storage space and bedroom three that is currently used as a study with built in units. To the rear of the property there is a landscaped garden with a patio area, raised lawn, mature shrubs and fenced boundaries.

EPC - TBC



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

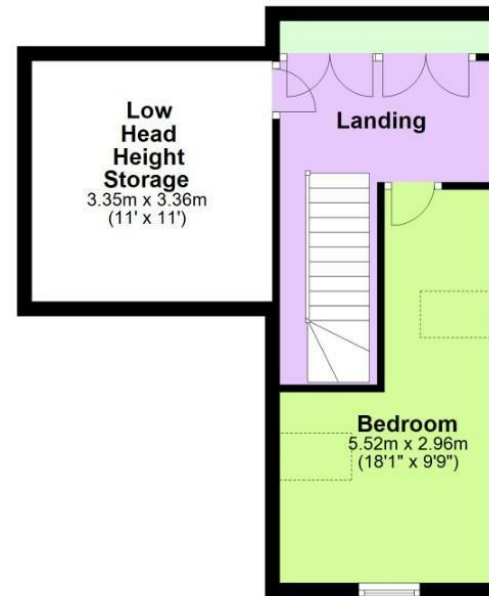
Ground Floor

Approx. 84.9 sq. metres (913.3 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 119.8 sq. metres (1289.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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