



54 Hollybush Lane

| WV4 4JJ | Guide Price £260,000

ROYSTON
& LUND

- Guide Price £265,000
- Extended Kitchen / Dining Room
- Driveway for Two Vehicles
- Large Garden to the Rear
- Council tax - C
- Spacious Living Room
- Downstairs WC and Utility Room
- Three well-proportioned Bedrooms
- Family Bathroom with Separate Shower Cubicle
- EPC - D





Guide Price: £260,000 - £265,000

Royston & Lund are pleased to present this three bedroom family home situated in Penn, Wolverhampton. Penn boasts a variety of amenities including local shops, cafes, and essential services, contributing to a vibrant community atmosphere. Educational facilities are well-regarded, with several primary and secondary schools serving the area.

Upon entering the property you are greeted by the welcoming entrance hall and separate entrance into a large spacious living room. The kitchen / dining room has been extended and the practical necessities have also been considered with a downstairs WC and utility room. The kitchen also features a range of fitted units and appliances.

To the first floor there are three well-proportioned bedrooms. The bedrooms are complemented by a family bathroom which consists of a bath, wash basin, WC and a separate shower cubicle.

Outside, to the front there is a driveway for two vehicles. To the rear there is a large sized garden which benefits from a patio space for garden furniture. This property has a lot of potential and has previously been granted planning permission for a single storey extension.



Total Area: 113.3 m² ... 1220 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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