



54 Mount Road

| WV4 5SW | Offers In Excess Of £300,000

ROYSTON
& LUND

- Guide Price
£300,000 -
£310,000
- Three Bedrooms
- Long Garden
- EPC Rating - D
- Chain-Free
- Spacious Kitchen
- Located In Penn
- Council Tax Band - D





GUIDE PRICE £300,000 - £310,000 Royston and Lund are thrilled to present this delightful chain-free property on Mount Road which offers a fantastic opportunity for families and first-time buyers seeking a well-rounded home in a vibrant community.

Inside, the property features three well-proportioned bedrooms - a large master, a comfortable medium-sized room, and a smaller third bedroom perfect for a nursery, home office, or guest space. The home is served by a compact yet functional bathroom, ideal for everyday family living.

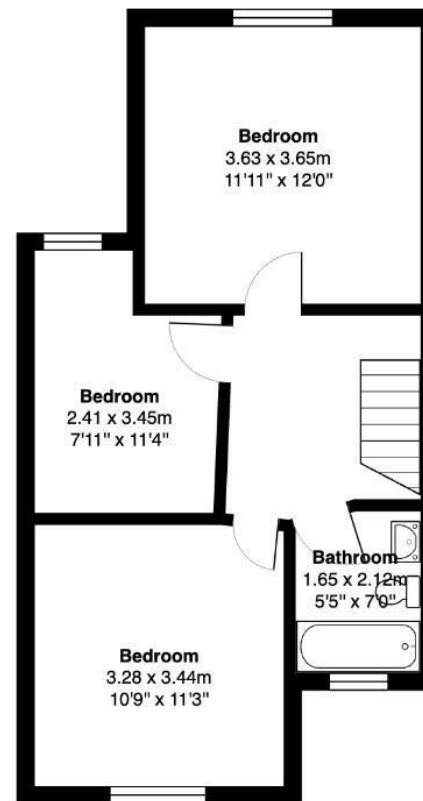
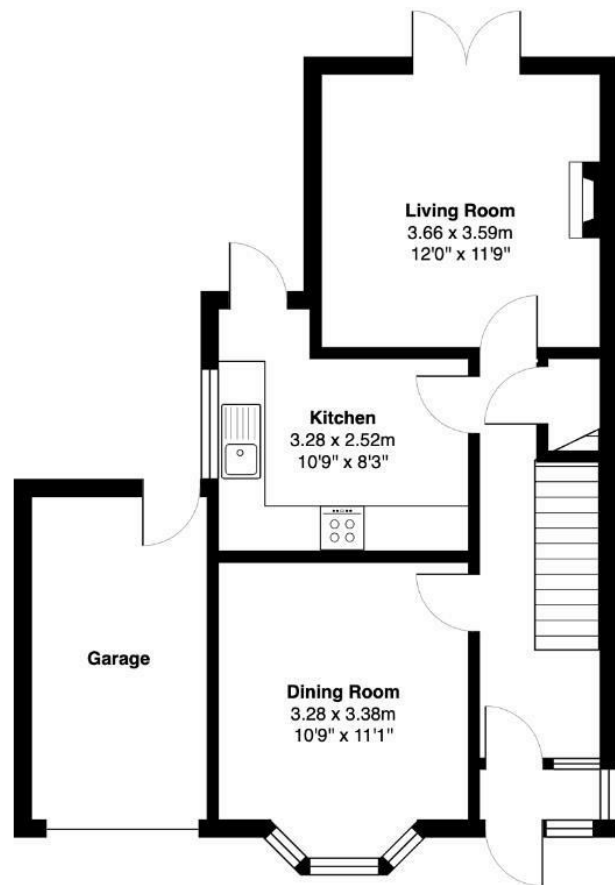
The heart of the home is the expansive living room, perfect for relaxing evenings or entertaining guests. The spacious kitchen provides plenty of countertop and storage space, while the separate dining room offers a welcoming area for family meals or gatherings.

Outside, the home benefits from a private garage and a long, beautifully maintained garden, providing plenty of outdoor space for children to play, summer barbecues, or quiet moments in the sun.

Located in the popular WV4 area, the property is within walking distance of local cafes, Penn Cricket Club and several nearby parks.

With its generous layout, attractive garden, and fantastic local amenities, this property combines comfort, convenience, and charm making it a must-see.





Total Area: 100.0 m² ... 1076 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		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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& LUND**