



40 Peterdale Drive

| WV4 5NZ | £365,000

ROYSTON
& LUND

- Three Bedroom Detached
- Multiple Reception Rooms
- Brand New Family Bathroom with Walk-in Shower
- Ample Size Garden with Slabbing / Lawn and Privacy
- EPC Rating - D
- Brand New Open-Plan Kitchen-Diner
- Fitted Wardrobes All Bedrooms
- Ground Floor WC
- Detached Garage and Off-Road Parking
- Council Tax Band - E / Freehold





Beautiful Three-Bedroom Detached Home with Brand New Kitchen and Bathroom

From the moment you enter this welcoming stunning three-bedroom detached property, the home's inviting atmosphere is immediately apparent. To the right, you have the choice of two generous reception rooms — a bright living room with a charming bay window, and a versatile lounge that flows seamlessly into an expansive, brand-new kitchen diner.

The kitchen is a true highlight, featuring French doors that flood the space with natural light, complemented by sleek spotlighting for an elegant finish. The décor combines neutral floor and wall tiles with matching cabinetry, creating a timeless and harmonious look. A convenient ground-floor WC completes this level.

Upstairs, there are three well-proportioned bedrooms, each benefiting from fitted wardrobes for ample storage. The main bedroom to the front of the property benefits from a baywindow that poses as the perfect space for a dressing table or desk. The brand-new family bathroom exudes luxury, boasting a large walk-in shower and a modern two-in-one vanity unit.

Outside, the rear garden is both spacious and private, featuring a mix of lawn and patio areas, with mature trees providing a lovely sense of seclusion. There is side access to a detached garage, while the front driveway offers off-road parking for up to three vehicles.

This property is situated in a well-connected and family-friendly part of Penn. St Bartholomew's CofE Primary School and Colton Hills Community School are both close by. Healthcare needs are easily met with Penn Manor Medical Centre and Penn Hospital within walking distance. The neighbourhood benefits from strong broadband coverage and good road links via the A454, providing quick access to Wolverhampton city centre and the wider motorway network.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(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

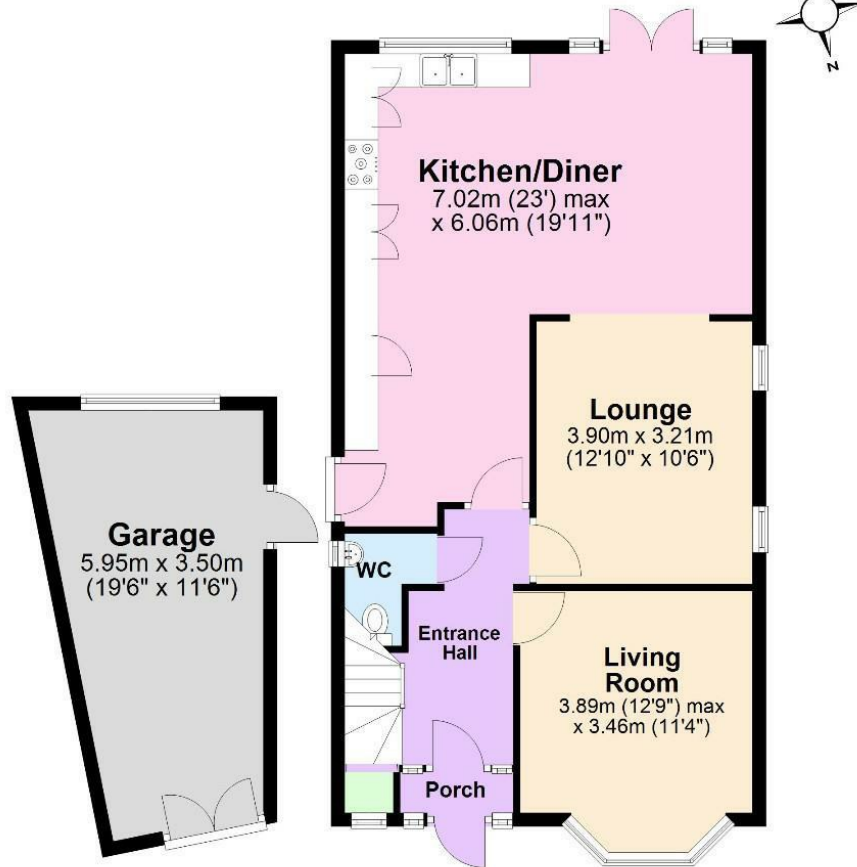
Environmental Impact (CO₂) Rating

	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		

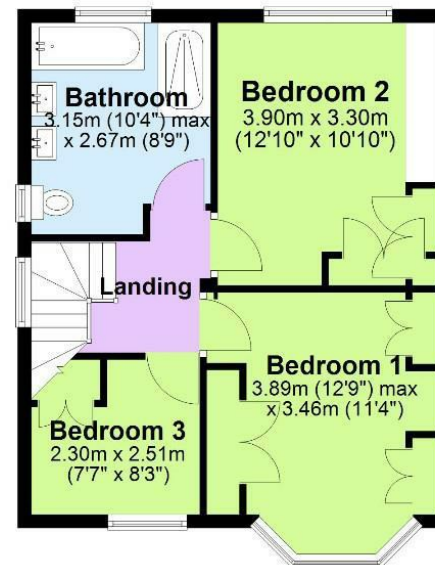
England & Wales EU Directive 2002/91/EC

ROYSTON
& LUND

Ground Floor
Approx. 86.6 sq. metres (932.3 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 131.3 sq. metres (1412.9 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.