



Warstones Road, Penn

Offers Over £250,000

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Warstones Road, Penn

Here is your opportunity to purchase a CHAIN FREE, deceptively spacious traditional detached bungalow, ideally positioned for convenient access to local shops, doctors, dentists, public houses, and sought-after schools.

This home is READY AND AVAILABLE NOW WITH NO UPPER CHAIN. Externally, the property offers OFF-ROAD PARKING to the front, a useful side storage area, a rear outbuilding perfect for conversion to a home office or utility and a LARGE REAR GARDEN — viewing is highly recommended to appreciate the space on offer.

Internally, the accommodation includes an entrance hall, fitted shower room, two double bedrooms, a large loft area perfect for bedroom 3 (Subject to permissions) spacious lounge with a sitting and dining area, and an open plan kitchen diner providing excellent living space.

For further details, please contact Lee Cooke Personal Estate Agents.

Location & Area

Situated on the edge of Penn & Warstones, the property enjoys close proximity to a wide range of local amenities including shops, doctors, dentists, public houses, and eateries. There are also convenient bus routes providing access into Wolverhampton City Centre, along with excellent links to the A449.





Entrance Hall

Double glazed door to front access, loft access with pull down ladders, doors to various rooms, central heated radiator and airing cupboard housing Valiant Boiler.

Loft Area

Large loft area (ideal for conversion subject to relevant permissions).

Lounge/Diner

17' 5" (maximum) x 11'

Double glazed patio doors to rear, door leading into the hall, electric fire with surround and central heated radiator.





Open Plan Kitchen Diner

20' 3" x 11' 8" (into bay) x 8' 2" (minimum)

Selection of fitted wall and base units with roll top work surfaces, door leading to entrance hall, central heated radiator, double glazed bay window overlooking the rear garden, double glazed door leading into the main garden area, one and a half drainer sink unit, space for cooker and plumbing for washing machine, tiled flooring and central heated radiator.

Bedroom One

13' 5" x 11'

Double glazed bow window to front, central heated radiator, door leading to hall.

Bedroom Two

11' 5" x 11'

Double glazed window to front, central heated radiator, door leading to hall.



Shower Room

Two double glazed windows to side, fitted suite with walk in shower area, low flush toilet, wall mounted wash basin set in a vanity unit, central heated radiator, tiled floor, tiled walls, door leading to hall and further loft access.

Front Garden

Ample off-road parking area with gate leading to side store area.

Rear Garden

VIEWING IS HIGHLY RECCOMENDED. External water tap, side access leading to the side storage area, greenhouse, steps leading to large lawned area where there is an abundance of fruit trees, plants and shrubs.



Outbuildings

Storage area number one with door leading to rear garden. Storage number two having door and window to rear garden.

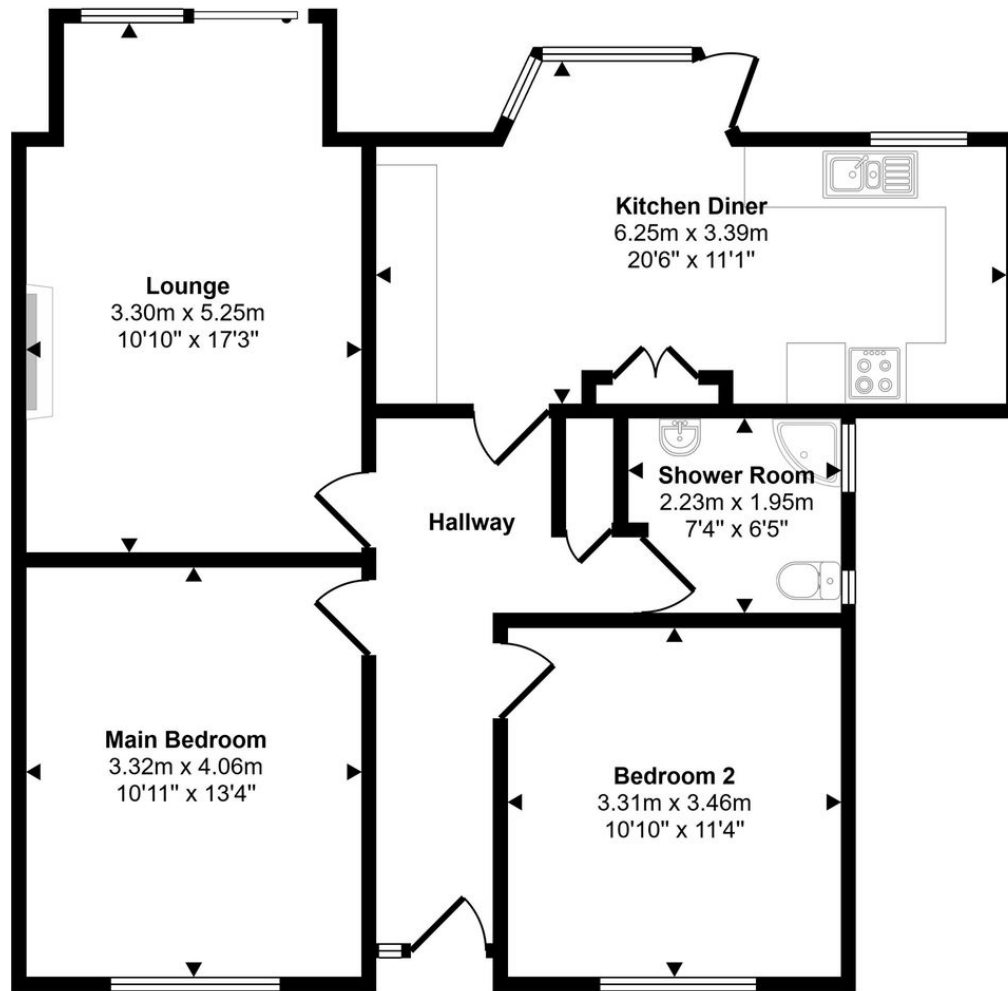
Side Storage Area

Gate leading to front access and access to main garden area.

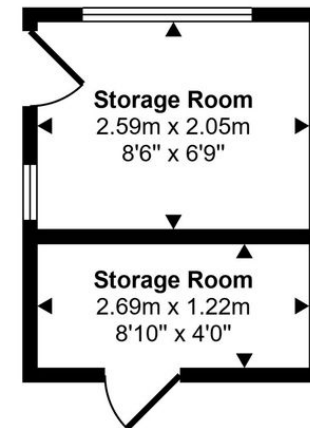




Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 75 sq m / 803 sq ft



Outbuildings
Approx 9 sq m / 97 sq ft