



## 36 Swan Bank, Penn, Wolverhampton, West Midlands, WV4 5QE

A charming and well-presented two-bedroom mid-terraced home, situated in the highly desirable Penn area. A viewing is strongly encouraged to fully appreciate the spacious and inviting interior. Ideally positioned just south of Wolverhampton City Centre, off Penn Road, the home benefits from proximity to excellent local amenities. Notably, it is near St Bartholomews Church of England Primary School, rated Outstanding by Ofsted. Wolverhampton Rail Station is approximately 2.5 miles away, with an array of shops and dining options along the Penn Road. The interior of this home briefly comprises; A cosy living room with feature log burner fireplace; understairs cupboard with space and power for a freezer if required; sitting room placed adjacent to the kitchen that can be used for dining; a fitted kitchen with a range of wall and base units including a built-in oven with induction hobs, extractor hood, integrated microwave, stainless steel sink with drainer, integrated fridge, space and plumbing for washing machine; downstairs bathroom showcasing a bath with shower over, WC and wash hand basin; two sizeable bedrooms upstairs both with stunning sash windows to the front and rear; a courtyard style garden facing to the west with patio and lawn areas for friends and family to enjoy whilst soaking in the sun (plastic shed not included); Gas central heating from Worcester combi boiler; UPVC double glazing. \*\* IMMEDIATE AVAILABILITY - SECURITY DEPOSIT £1210 OF WHICH HOLDING DEPOSIT £240 - CERTAIN PETS MAY BE CONSIDERED - NO TENANT FEES \*\*

**£1,050 PCM**

