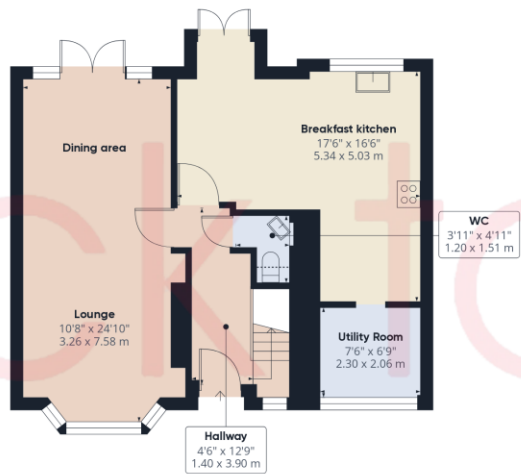


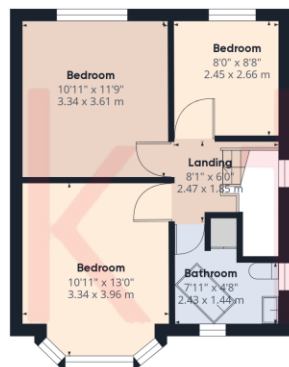


18 Foxlands Avenue, Penn, Wolverhampton, WV4 5LX

nick tart



Ground Floor



Floor 1

nick tart

Approximate total area⁽¹⁾

1061.97 ft²
98.66 m²

Reduced headroom

2.37 ft²
0.22 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Occupying a choice cul-de-sac position with lovely far reaching views from the rear this immaculately presented detached family home has undergone an extensive course of re-modernization by the present owners to incorporate a plethora of appealing features and fine appointments throughout and therefore we must advise prospective buyers to make an appointment to view the property to truly appreciate the quality of family accommodation presently on offer

- Arched reception porch
- Entrance hall with fitted cloak room
- Through lounge and dining area
- Impressive fully equipped breakfast kitchen
- Separate utility
- A choice of three first floor bedrooms
- A corner bathroom suite
- Ample off-road parking
- Landscaped rear garden

The property itself is ideally situated in an established and popular residential location just off Buttons Farm Road which provides a pedestrian access over a small field into Vicarage Road with St Barts Church, Village Hall and Penn Common with its meandering walks only a short distance away.

There is also a good selection of local amenities including shops, schools and public transport services close by.

The accommodation further benefits from double glazing and gas central heating with modern contemporary radiators in which the accommodation in further detail comprises...

Ground floor

Arched reception porch

Entrance hall with Amtico flooring, coved ceiling, **fitted cloak room** with close coupled WC, wash hand basin and part tiled walls.

Through lounge and dining area with the lounge having a feature contemporary inset electric fireplace with lighting, coved ceiling and walk in double-glazed bay window.

The **dining area** with double-glazed French doors leading on to the terrace.

An impressive WREN infinity plus fitted breakfast kitchen having a matching suite of high gloss units with tiled splash backs incorporating a single drainer sink unit with a range of soft closing cupboards and draws, matching work tops, built in induction hob with extractor over, built in double oven and microwave, integrated fridge freezer and dishwasher, built in wine cooler and large larder unit, ambient LED work top lighting, fitted breakfast bar, Amtico flooring and double-glazed French door leading onto the terrace.

Separate utility which has a range of cupboards with matching worktops, plumbing for automatic washing machine, double-glazed window and wall mounted Ideal gas central heating combination boiler.

Stairs lead from the entrance hall to...

First floor

Landing which has a double-glazed window.

Bedroom one enjoys a walk in double-glazed bay window and coved ceiling.

Bedroom two with extensive elevated views.

Bedroom three/dressing room which has a range of fitted wardrobes and a most pleasant aspect.

Family bathroom which enjoys a corner bath with shower and screen, vanity unit, low flush WC, part tiled walls, linen cupboard and double-glazed window.

Outside

The property is approached via a good sized block paved driveway.

Undoubtedly apart from the impressive living accommodation the outside space has been thoughtfully landscaped to maximize the use of the space available incorporating a superbly appointed porcelain tiled raised decking and entertainment area with sleeper hedged steps leading down to the main lawn with a further sun terrace and a variety of shrubs and trees all together creating a most delightful setting.

EPC - D65

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person, we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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