



26 MANOR ROAD, PENN
WOLVERHAMPTON, WV4 5PY

OFFERS IN THE REGION OF £290,000
FREEHOLD

NO CHAIN - Three bedroom detached bungalow occupying a secluded position in a sought after location close to Penn Bowling Club. The property is conveniently located for access into Wolverhampton City Centre and is within walking distance of the local amenities of Penn. Internally the property comprises entrance hall, living room, kitchen, dining room/bedroom, two further bedrooms, bathroom, separate w.c and a pleasant southerly facing garden to the rear. Driveway providing off road parking.



26 MANOR ROAD

- NO CHAIN • Detached Bungalow • Off Road Parking • Gardens To The Front & Rear • Three Bedrooms • Sought After Location



SUMMARY

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APPROACH

The property is approached via a driveway providing off road parking for several vehicles with an adjacent large lawned foregarden.

ENTRANCE HALL

Double glazed obscure window to the side, radiator and loft access hatch.

LIVING ROOM

15'10" max x 18'1" max

Double glazed sliding patio doors to the rear, double glazed obscure window to the side, feature fireplace and double doors to the kitchen.

KITCHEN

22'0" x 11'1"

Double glazed windows to the side and rear, built in storage cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for a cooker and fridge freezer and a part

glazed door to the rear garden.

DINING ROOM/BEDROOM

14'11" x 12'11"

Double glazed windows to the side and rear, radiator and a door to the rear lobby.

BEDROOM ONE

12'0" x 11'8"

Double glazed window to the front and radiator.

BEDROOM TWO

11'8" x 8'11"

Double glazed windows to the front and side and a radiator.

REAR LOBBY

Double glazed window to the rear and part glazed door to the rear.

BATHROOM

Double glazed obscure windows to the front and side, tiled walls, radiator, pedestal wash hand basin and paneled bath.

W.C

Double glazed obscure window to the side, tiled walls, low level w.c, and wash hand basin.

REAR GARDEN

To the rear of the property is a well stocked southerly facing lawned garden which has a variety of mature shrubs and trees. A passageway leads to the front.

COUNCIL TAX BAND

Wolverhampton City Council - Band C

26 MANOR ROAD



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements