



**10 SHOWELL LANE, LOWER PENN**  
**WOLVERHAMPTON, WV4 4UA**

**OFFERS IN THE REGION OF £550,000**  
**FREEHOLD**

Situated in one of the areas most sought after locations on the south western outskirts of the city is this fine detached family home set within mature grounds. Whilst the property would benefit from a scheme of updating, it offers tremendous scope for future extension (subject to the relevant planning and building consents) and comprises in brief; inviting reception hall, through living room, sitting room, dining kitchen, three double bedrooms, study / 4th bedroom and bathroom with separate w.c. There is a generous driveway continuing to the side and rear, where there are garages and a mature lawned garden.



**SANDERS WRIGHT & FREEMAN**



# 10 SHOWELL LANE

- Highly Sought After Location
- Scope For Extension (subject to planning and building consent)
- Set Within Mature Grounds
- Attractive Living Room
- Sitting Room
- Dining Kitchen
- Three Double Bedrooms
- Study / Fourth Bedroom
- Garages To

Rear



## APPROACH

The property is approached via a driveway which continues to the side and rear of the property and provides off road parking for several vehicles.

## RECEPTION HALL

Windows to the front and side, useful under stairs store cupboard, radiator.

## LIVING ROOM

18'1" x 11'11"

Attractive living room with double-glazed window to the front, two radiators, beamed ceiling and an impressive feature brick fireplace with tiled hearth and open fire.

## SITTING ROOM

12'5" x 9'9"

Double-glazed windows to the front and side, radiator and brick fireplace.

## DINING KITCHEN

17'3" x 9'10"

Two double-glazed windows to the rear, radiator, useful pantry and a range of fitted cupboards. A doorway provides access to a side lobby.

## FIRST FLOOR LANDING

Window to the side, loft access hatch and doors to:

## BEDROOM ONE

18'5" x 11'11"

Double-glazed windows to the front and rear, radiator and fitted dresser with sink.

## BEDROOM TWO

13'10" max, 9'10" min x 12'5"

Double-glazed window to the rear, radiator and fitted double wardrobe.

## BEDROOM THREE

9'11" x 5'10"

Double-glazed window to the front, radiator and fitted wardrobe.

## STUDY / BEDROOM FOUR

11'7" x 5'2" restricted height

Window to the rear and radiator.

## BATHROOM

10'0" x 5'10"

Double-glazed obscure window to the rear, part tiled walls, built in cupboard, pedestal wash basin and panelled bath with shower above.

## SEPARATE W.C.

Obscure window to the rear, part tiled walls, close-coupled w.c and wash hand basin.

## OUTSIDE

There is a covered side lobby with access to a utility cupboard and w.c.

To the rear of the property is a generous mature garden with patio and lawned areas.

## GARAGE AND CAR PORTS

## COUNCIL TAX

Wolverhampton City Council - Tax Band F

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## TENURE

The property is Freehold

## 10 SHOWELL LANE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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