



## STOURBRIDGE ROAD, PENN

WOLVERHAMPTON, WV4 5NF

OFFERS IN THE REGION OF £475,000

FREEHOLD

Occupying a fine elevated position in one of the area's most sought after locations is this detached family home, available with No Onward Chain. Ideal for anybody looking to improve and restyle to their own requirements, the property stands at the top of a long driveway and has extensive gardens to the rear backing onto open fields. Internally the accommodation comprises reception hall, living room, sitting room, kitchen, utility, guest cloakroom, three double bedrooms, box room/study and bathroom with separate w.c. A driveway and integral garage provide off road parking.



# STOURBRIDGE ROAD

- Superb Elevated Position • Highly Sought After Location • Large Garden With Countryside Views To Rear • No Onward Chain • Requires Refurbishment • Long Driveway • Three Double Bedrooms • Further Box Room / Study • Two Living Rooms • Guest Cloakroom



## APPROACH

The property is set well back from the road behind a long driveway with mature gardens to either side.

## RECEPTION HALL

Staircase to the first floor landing.

## SITTING ROOM

14'6" into bay x 12'2"

Double-glazed bay window to the front.

## LIVING ROOM

17'1" x 13'11"

Window to the rear and doorway to the rear garden.

## KITCHEN

13'10" x 7'8"

Double-glazed window to the rear, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Doors to the rear garden and side utility.

## UTILITY

17'0" x 5'4"

Fitter counter top work surface with inset sink and double drainer unit, store cupboards and doors to the rear garden and garage.

## GUEST CLOAKROOM

Window to the side, wash hand basin and low-level w.c.

## FIRST FLOOR LANDING

## BEDROOM ONE

13'11" x 12'2"

Double-glazed window to the rear.

## BEDROOM TWO

12'4" x 12'3"

Window to the front.

## BEDROOM THREE

10'5" x 10'4"

Double-glazed window to the rear.

## STUDY / BOX ROOM

Window to the side

## BATHROOM

10'5" x 6'7"

Double-glazed obscure window to the rear, part tiled walls and suite comprising panelled bath, pedestal wash hand basin and shower area.

## SEPARATE W.C.

Window to the side and low-level w.c.

## GARAGE

16'0" x 15'8"

## REAR GARDEN

To the rear of the property is an extensive mature lawned garden which offers a most pleasant private rear outlook, with open fields to the rear.

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



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

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