



16 TRIMPLEY GARDENS, PENN WOLVERHAMPTON, WV4 5PQ

OFFERS IN THE REGION OF £300,000
FREEHOLD

Spacious detached bungalow occupying an elevated position on this popular cul-de-sac in a much sought after area of Penn. Available with NO ONWARD CHAIN the property features a spacious rear lounge/diner, kitchen with linked dining area, utility, two generous bedrooms and a shower room. There is a driveway and garage providing off road parking and an attractive garden to the rear.



16 TRIMPLEY GARDENS

- NO CHAIN • SOUGHT AFTER CUL-DE-SAC • KITCHEN WITH LINKED DINING ROOM • LOUNGE/DINER TO REAR • PLEASANT REAR GARDEN • SIDE GARAGE • DRIVEWAY • UTILITY



APPROACH

The property is approached via a driveway providing off road parking and access to the side garage.

ENTRANCE PORCH

RECEPTION HALL

Radiator, loft access hatch, doors to a built in airing cupboard and cloaks cupboard.

LOUNGE/DINER

24'3" max, 13'10" min x 12'8" max, 7'11" min

Double-glazed window and patio door to the rear, two radiators.

DINING KITCHEN

DINING AREA

9'10" x 8'10"

Radiator, range of fitted wall, drawer and base units with work surfaces above. Opening through to the kitchen.

KITCHEN AREA

14'5" x 7'10"

Part tiled walls, radiator, pantry and a range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit.

Doors provide access to the utility and garage.

UTILITY

Double-glazed window to the rear, door to the garden.

BEDROOM ONE

14'10" x 9'11"

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

BEDROOM TWO

11'5" into wardrobes x 8'11"

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

SHOWER ROOM

Obscure window to the side, ceiling down lights, tiled floor, towel rail and suite comprising close-coupled w,c, sink with vanity cupboard, and shower enclosure.

GARAGE

16'8" x 8'3"

Doors to the front driveway, electric power point and lighting.

REAR GARDEN

To the rear of the property is a most attractive garden with full width patio area and elevated lawn.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

TENURE

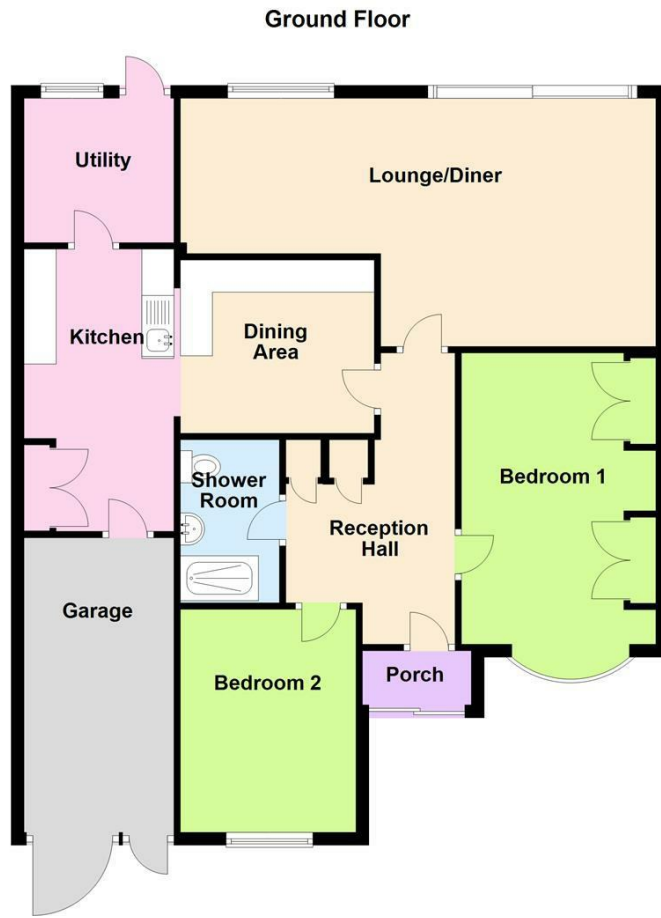
The property is freehold.

SERVICES

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	54	
(39-54) E		
(21-38) F		
(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