



113 CANTERBURY ROAD, PENN
WOLVERHAMPTON, WV4 4EQ

OFFERS IN THE REGION OF £250,000
FREEHOLD

Spacious semi-detached home in a highly sought after location available with NO ONWARD CHAIN. Having a side car port and garage to the rear, the accommodation comprises reception hall, living room, dining room, kitchen, three generous bedrooms and shower room. To the rear is a pleasant mature garden offering a fine rear outlook.



113 CANTERBURY ROAD

- NO CHAIN • THREE GENEROUS BEDROOMS • LIVING ROOM • DINING ROOM • CAR PORT AND GARAGE • PLEASANT REAR GARDEN • POPULAR LOCATION



APPROACH

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

ENTRANCE PORCH

RECEPTION HALL

Store cupboards, staircase to the first floor landing and doors to:

DINING ROOM

12'5" into bay x 12'0"

Double-glazed bay window the front, radiator, attractive feature fire place and double doors connecting the living room.

LIVING ROOM

13'0" x 11'1"

Window and door to the rear garden, radiator and feature fireplace.

KITCHEN

11'6" x 8'5"

Window to the rear, radiator and a range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. There is plumbing for a washing machine and a doorway to the side.

FIRST FLOOR LANDING

Window to the front, built in store cupboard, loft access hatch and doors to:

BEDROOM ONE

13'1" x 11'0"

Window to the front, radiator.

BEDROOM TWO

11'0" x 11'0"

Window to the rear, radiator.

BEDROOM THREE

9'11" x 8'7"

Window to the rear, radiator.

SHOWER ROOM

Obscure window to the side, towel rail, tiled floor and suite comprising close-coupled w.c, pedestal wash hand basin and corner shower enclosure.

CAR PORT AND GARAGE

17'4" x 9'6"

To the side of the property is a car port and a driveway leading to a garage at the rear. The garage has an up and over door to the front and an inspection pit.

REAR GARDEN

To the rear of the property is a patio area overlooking an attractive mature lawned garden with a variety of flower, tree and shrub borders. There is an outside tap and electric power points.

TENURE

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

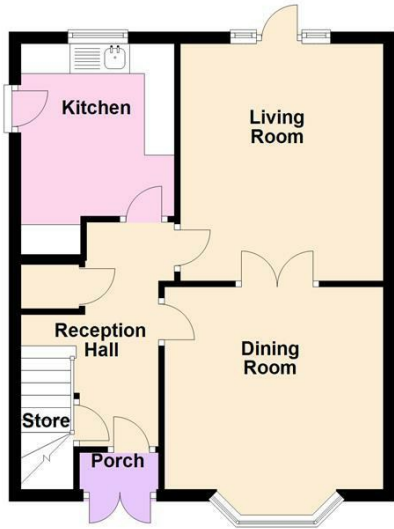
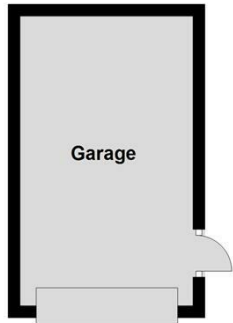
SERVICES

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

113 CANTERBURY ROAD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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