



**35 SEDGLEY ROAD, PENN COMMON**  
**WOLVERHAMPTON, WV4 5LD**

**OFFERS IN THE REGION OF £270,000**  
**FREEHOLD**

Semi-detached home in a highly sought after location on the fringes of picturesque Penn Common, a short walk from renowned St. Bartholomew's Primary School and numerous countryside walks. Whilst the property would benefit from some general updating, it offers good sized family accommodation comprising hallway, separate sitting and living rooms, kitchen, three bedrooms and bathroom.





# 35 SEDGLEY ROAD

- COUNTRYSIDE VIEWS TO REAR • LOCATED ON FRINGE OF PENN COMMON • DRIVEWAY • TWO LIVING ROOMS • THREE BEDROOMS • ST. BARTHOLOMEW'S PRIMARY SCHOOL NEARBY



## APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden. A gated side passage provides access to the rear.

## ENTRANCE PORCH

## RECEPTION HALL

Staircase to the first floor landing, useful under stairs cupboard and doors to:

## SITTING ROOM

14'4" into bay x 10'8"

Double-glazed window to the front and radiator.

## LIVING ROOM

12'5" x 10'8"

Double-glazed double doors to the rear garden, radiator.

## KITCHEN

9'3" x 5'9"

Double-glazed window to the side, doorway to the rear garden, fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap.

## FIRST FLOOR LANDING

Double-glazed obscure window to the side and doors to:

## BEDROOM ONE

12'5" x 10'8"

Double-glazed window to the rear and radiator.

## BEDROOM TWO

11'9" x 10'8"

Double-glazed window to the front and radiator.

## BEDROOM THREE

8'4" x 5'11"

Double-glazed window to the front and radiator.

## BATHROOM

Double-glazed obscure window to the rear, radiator, tiled walls and suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

## REAR GARDEN

To the rear of the property is a lawned garden backing onto open fields and offering attractive countryside views.

## SERVICES

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

## COUNCIL TAX

South Staffordshire Council - Tax Band C

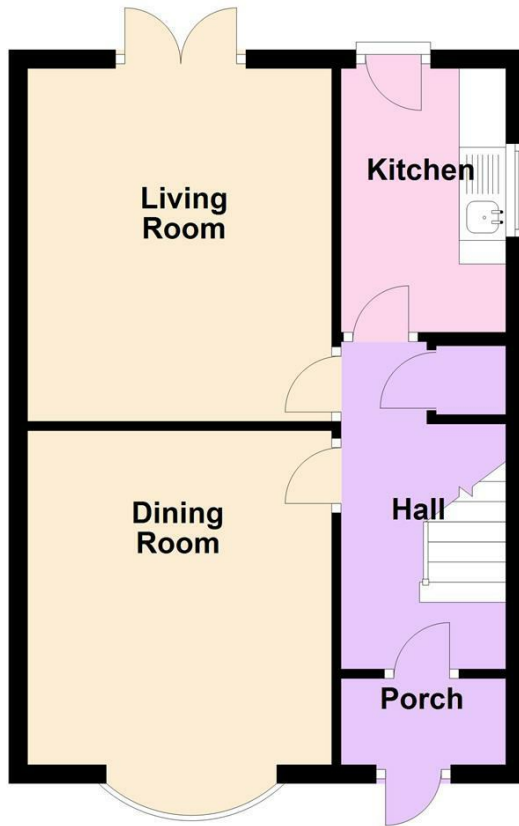
## TENURE

The property is assumed freehold. Any interested buyer should verify the tenure with their solicitor.

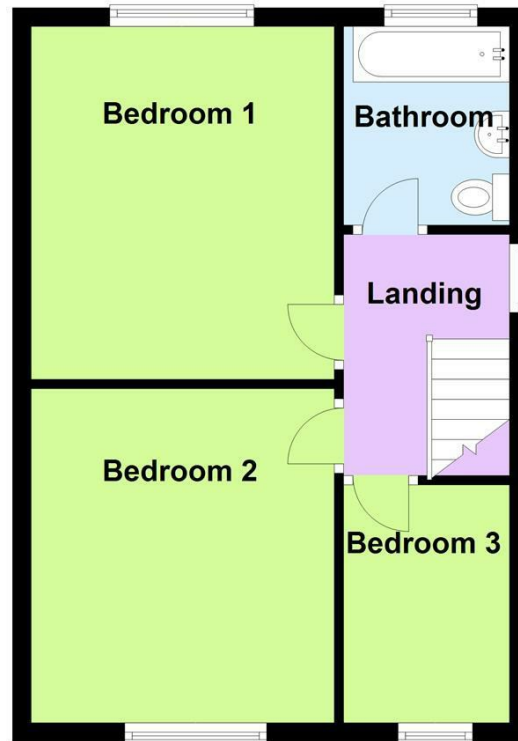
35 SEDGLEY ROAD



### Ground Floor



### First Floor



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



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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