



37 MOUNT ROAD, PENN
WOLVERHAMPTON, WV4 5SP

OFFERS IN THE REGION OF £395,000

FREEHOLD

Detached home in a highly desirable location which has undergone a substantial two-storey extension to provide well proportioned family accommodation throughout. Retaining many of it's original features, this charming property includes an inviting reception hall, dining room, extended living room, dining kitchen, four bedrooms (with en-suite to the master bedroom) and bathroom with separate w.c.. There is a good size mature garden to the rear as well, generous off road parking and a detached single garage.



37 MOUNT ROAD

- TWO STOREY EXTENSION • EN-SUITE BATHROOM • MANY ORIGINAL FEATURES • DINING KITCHEN • EXTENDED LOUNGE • MATURE REAR GARDEN • DETACHED GARAGE • SOUGHT AFTER LOCATION



Detached home in a highly desirable location which has undergone a substantial two-storey extension to provide spacious family accommodation throughout, retaining many period features the charming property includes an inviting reception hall, dining room, extended living room, dining kitchen, four bedrooms with en-suite to the master and bathroom with separate w.c.. There is a good size, mature garden to the rear as well as a detached style garage.

APPROACH

The property is approached via a driveway providing off road parking, which continues along the side of the property to a detached garage.

ENTRANCE PORCH

Doorway to the reception hall.

RECEPTION HALL

The inviting reception hall has oak block flooring, stained glass leaded windows and door, under stairs pantry and a staircase to the first floor landing. Doors radiate to:

DINING ROOM

Double glazed bay window to the front, two radiators, serving hatch to the kitchen.

EXTENDED LIVING ROOM

Double glazed sliding patio door to the rear garden, two radiators, attractive timber fireplace surround and gas fire.

EXTENDED DINING KITCHEN

Double glazed windows to the side and rear, radiator, tiled floor and a comprehensive range of fitted wall, drawer and base units with roll edge work surfaces above, incorporating a stainless steel double sink and drainer unit. There is plumbing for a washing machine, space for a dryer and integral appliances including dishwasher, oven and grill and 5 ring hob. A part glazed door gives access to the side driveway.

FIRST FLOOR LANDING

Stained glass leaded window to the side, loft access hatch.

MASTER BEDROOM

Double glazed window to the rear, two radiators, fitted wardrobes with matching chest of drawers and bedside tables. Doorway to the en-suite bathroom.

EN-SUITE BATHROOM

Window to the side, heated towel rail, part tiled walls and suite comprising corner bath, pedestal wash hand basin, close coupled w.c. and corner shower enclosure.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the rear, two radiators.

BEDROOM FOUR

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the side, heated towel rail, part tiled walls, wash hand basin and panelled bath with shower above.

SEPARATE W.C.

Double glazed obscure window to the side, radiator, part tiled walls and close coupled w.c.

GARAGE

Up and over door to the front, rear door to the garden.

REAR GARDEN

To the rear of the property is a generous mature garden offering a most pleasant rear outlook. There is a paved patio area and lawns beyond, well stocked with a variety of tree and shrub borders.

TENURE

The property is freehold.

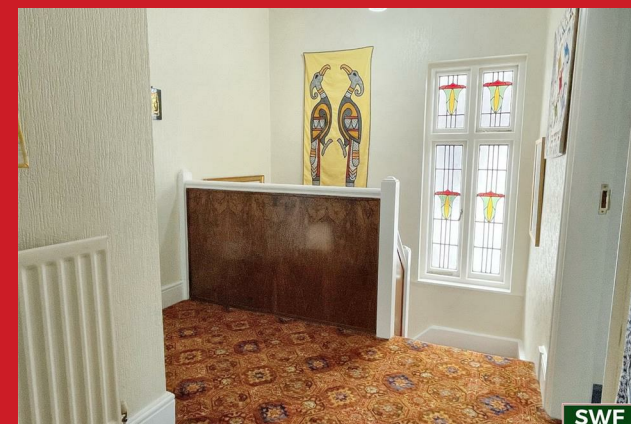
COUNCIL TAX

Wolverhampton City Council - Tax Band D

SERVICES

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

37 MOUNT ROAD





37 MOUNT ROAD

ADDITIONAL INFORMATION

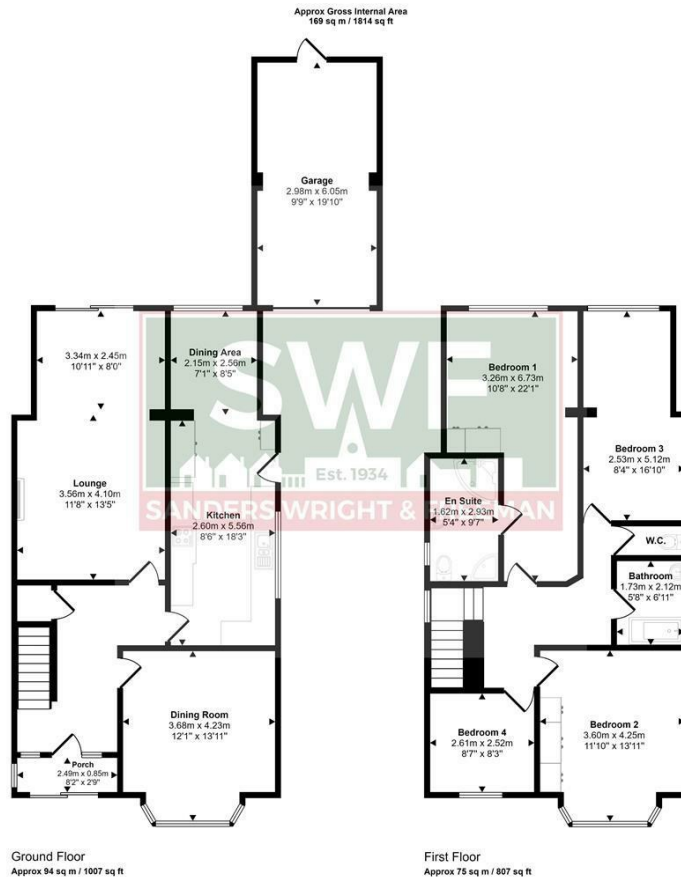
Local Authority – Wolverhampton

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Masso Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(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	



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

01902575555
enquiries@swfestateagents.co.uk
<https://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