



59 WYNN ROAD, PENN
WOLVERHAMPTON, WV4 4AJ

OFFERS IN THE REGION OF £240,000
FREEHOLD

Spacious three bedroom semi-detached home available with NO ONWARD CHAIN. Requiring a scheme of general updating the excellent family accommodation includes reception hall, living and dining rooms, kitchen, ground floor w.c, three bedrooms and shower room. A driveway and garage provide off road parking and to the rear is a generous mature lawned garden.



59 WYNN ROAD

- NO CHAIN • LARGE REAR GARDEN • REQUIRES SOME UPDATING • SIDE GARAGE • CONNECTING LOUNGE AND DINING ROOM • GROUND FLOOR

W.C



APPROACH

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

ENTRANCE PORCH

RECEPTION HALL

Radiator, useful under stairs cupboard.

DINING ROOM

14'5" into bay x 10'11"

Double-glazed bay window to the front, radiator, tiled fireplace and connecting doors to the living room.

LIVING ROOM

12'10" x 10'11"

Sliding patio door to the rear garden, radiator and feature fireplace.

KITCHEN

9'7" x 6'10"

Double-glazed window to the side, part tiled walls, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit. There is a built in oven and hob, plumbing for a washing machine and doorway to the rear lobby.

REAR LOBBY

Doors to the garden, w.c. and store.

W.C.

Low level w.c.

FIRST FLOOR LANDING

Obscure window to the side and loft access hatch.

BEDROOM ONE

11'6" x 10'9"

Double-glazed window to the front, radiator.

BEDROOM TWO

12'11" x 10'9"

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the rear, radiator.

SHOWER ROOM

Double-glazed obscure window to the front. towel radiator, tiled walls, tiled floor and suite comprising close-coupled w.c, pedestal wash hand basin and corner shower enclosure.

REAR GARDEN

To the rear of the property is a generous mature garden with paved patio area and lawn beyond.

TENURE

The property is freehold.

SERVICES

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

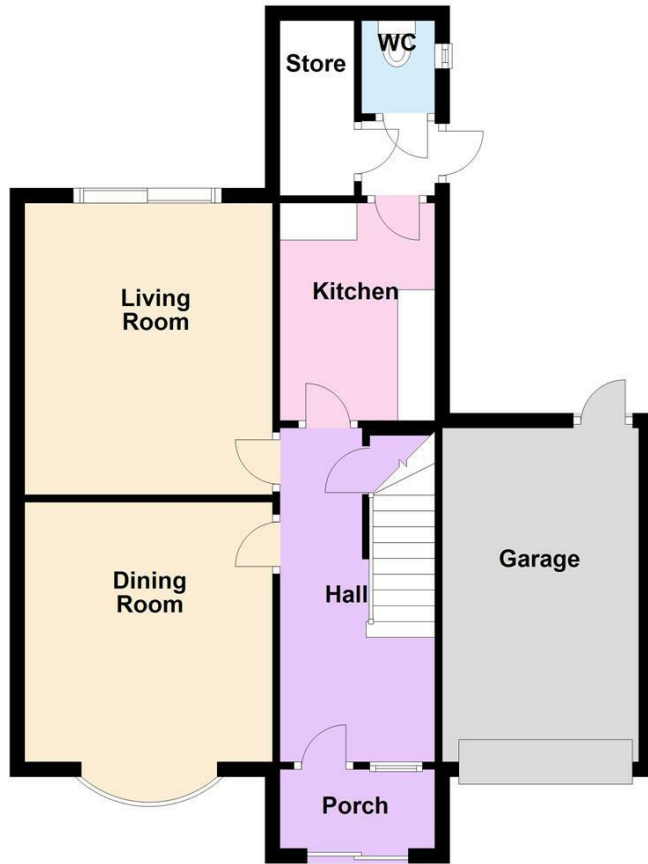
COUNCIL TAX

Wolverhampton City Council - Tax Band C

59 WYNN ROAD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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