



9 ASHLEY ROAD, PENN
WOLVERHAMPTON, WV4 4DP

OFFERS IN THE REGION OF £260,000
FREEHOLD

Extended three bedroom semi-detached home in a much sought after location within easy reach of a wide range of amenities including primary and secondary schools, shops, public transport and Windsor recreational fields. The property offers spacious living accommodation throughout and features a modern re-fitted kitchen, separate living and sitting rooms, three bedrooms, re-fitted bathroom and a generous lawned garden to the rear. Driveway to the front provides off road parking.



9 ASHLEY ROAD

- NO CHAIN • Close Proximity To Windsor Recreational Fields • Excellent Links To Wolverhampton Centre, Wombourne & Sedgley • Re-Fitted Kitchen & Bathroom • Extended Living Room • Driveway Providing Off Road Parking • Three Bedrooms • Generous Lawned Garden To The Rear



APPROACH

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

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Radiator, under stairs cupboard and staircase to the first floor landing.

EXTENDED LIVING ROOM

19'8" x 11'9" max, 9'10" min

Double-glazed window and part glazed door to the rear, two radiators and double doors to the sitting room.

SITTING ROOM

13'7" x 10'10"

Double-glazed window to the front, radiator, feature fireplace and double doors to the living room.

RE-FITTED KITCHEN

16'5" x 6'5" max, 4'6" min

Two double-glazed windows to the side, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven and hob, and space for various household appliances.

FIRST FLOOR LANDING

Obscure window to the side, loft access hatch and doors to:

BEDROOM ONE

14'4" x 9'4"

Double-glazed window to the front, radiator.

BEDROOM TWO

13'6" x 9'10"

Double-glazed window to the rear, radiator and built in wardrobes.

BEDROOM THREE

10'2" x 7'3"

Double-glazed window to the front, radiator and built in wardrobe.

RE-FITTED BATHROOM

10'4" x 6'5"

Obscure windows to the side and rear, towel radiator, part tiled walls and a contemporary suite comprising close-coupled w.c, wash hand basin with vanity cupboard beneath, panelled bath and corner shower enclosure.

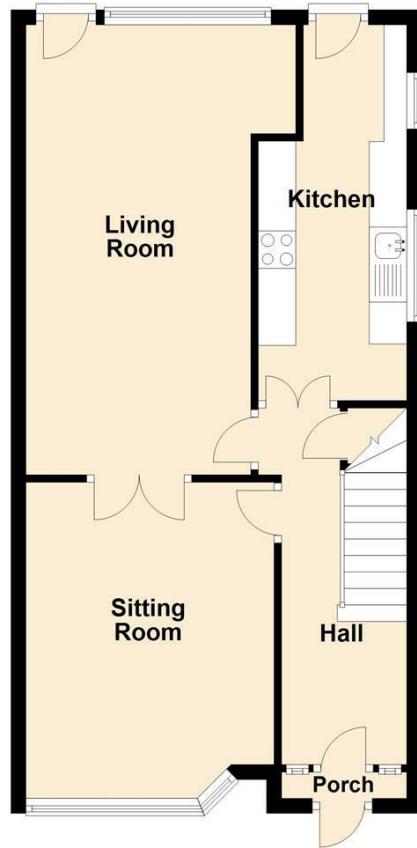
REAR GARDEN

To the rear of the property is a generous enclosed garden with paved patio area and lawn beyond with a variety of mature tree and shrub borders. A gated side passageway provides access to the front.

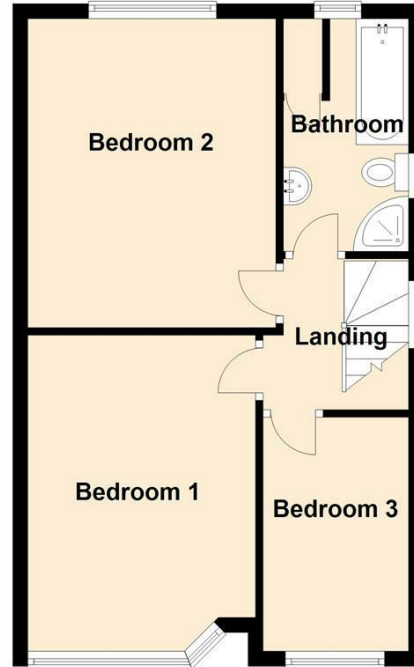
9 ASHLEY ROAD



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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

01902 575555
enquiries@swfestateagents.co.uk
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