



306 WARSTONES ROAD, PENN
WOLVERHAMPTON, WV4 4LB

£210,000
FREEHOLD

Spacious three bedroom semi-detached home requiring a scheme of general updating, available with NO ONWARD CHAIN. Driveway to front providing off road parking with additional side car port and two garages to the rear. Large lounge/diner, kitchen, ground floor w.c, three generous bedrooms and first floor shower room.



306 WARSTONES ROAD

- NO CHAIN • REQUIRES GENERAL UPDATING • LARGE LOUNGE/DINER • GROUND FLOOR W.C. • CAR PORT • TWO GARAGES TO REAR • THREE BEDROOMS



APPROACH

The property is approached via a driveway providing off road parking and access to the side car port.

RECEPTION HALL

Radiator, staircase to the first floor landing.

LOUNGE/DINING ROOM

26'3" into bay x 10'11"

Large living room with two radiators and a double-glazed bay window to the front which has a doorway to the driveway.

KITCHEN

17'8" max x 7'9"

Divided into two sections, with windows to the side and rear and a range of fitted wall, drawer and base cupboards with work surfaces above. Doors to the rear garden and w.c.

GROUND FLOOR W.C.

Low level w.c.

FIRST FLOOR LANDING

Double-glazed obscure window to the side, loft access hatch.

BEDROOM ONE

14'6" into bay x 10'7"

Double-glazed bay window to the front, radiator.

BEDROOM TWO

11'11" x 11'0"

Double-glazed window to the rear, radiator.

BEDROOM THREE

9'4" x 6'5"

Double-glazed window to the front, radiator.

SHOWER ROOM

Double-glazed obscure window to the rear, part tiled walls, shower enclosure, close-coupled w.c. and sink with vanity cupboard beneath

CAR PORT AND TWO GARAGES

To the side of the property is a car port with through access to the rear where there are two garages

GARDEN

Mainly layed to concrete.

TENURE Freehold

The property is freehold.

SERVICES

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

COUNCIL TAX

Wolverhampton City Council - Tax Band B

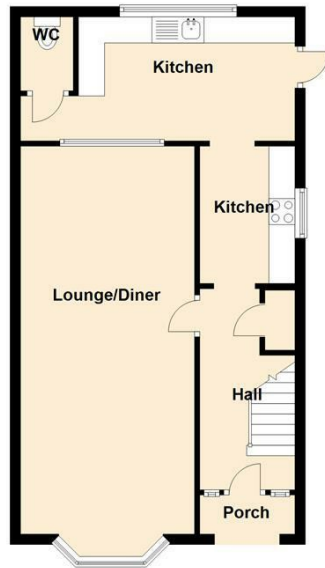
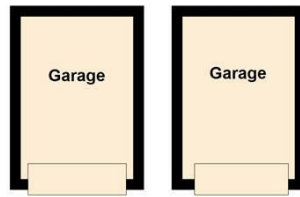
OTHER INFORMATION

The agent understands that a Grant Of probate is outstanding

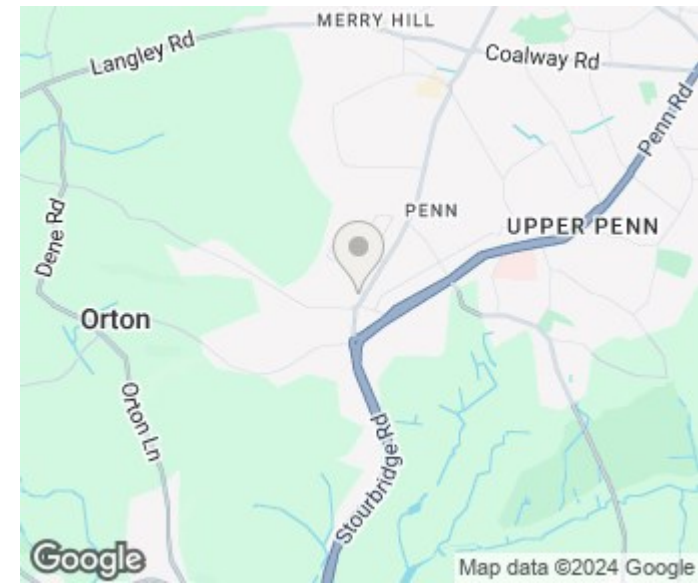
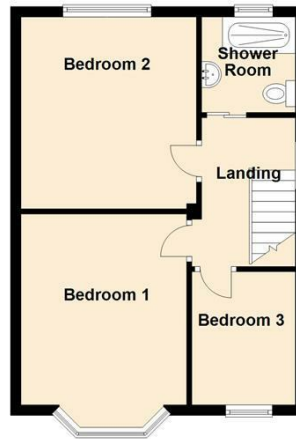
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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