



29 SEDGLEY ROAD, PENN COMMON WOLVERHAMPTON, WV4 5LD

OFFERS IN THE REGION OF £335,000
FREEHOLD

Extended FOUR bedroom semi-detached home with enviable countryside views to the rear, available with NO ONWARD CHAIN. Situated on the fringes of picturesque Penn Common with countryside walks from the doorstep, Penn Golf Club and highly regarded St Bartholomew's Primary school nearby. The property offers spacious family accommodation and comprises sitting room, extended rear living rooms, kitchen, four bedrooms and bathroom. There is a driveway providing off road parking, garage and an attractive garden to the rear which offers a superb outlook to the property.



29 SEDGLEY ROAD

- PICTURESQUE VIEWS TO REAR
- LOCATED ON THE FRINGES OF PENN COMMON
- NO ONWARD CHAIN
- EXTENDED REAR LIVING ROOM
- DRIVEWAY
- GARAGE



APPROACH

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

ENTRANCE PORCH

HALLWAY

Radiator, staircase to the first floor landing.

SITTING ROOM

Double-glazed bay window to the front, radiator and tiled fireplace.

EXTENDED REAR LIVING ROOM

A particular feature of the property is the large extended rear living room, ideal for future conversion to a large open plan dining kitchen. Two double-glazed windows to the rear, doorway to the rear lobby.

LOBBY

Doorway to the rear garden.

KITCHEN

Two double-glazed windows to the side, tiled floor 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.

BEDROOM ONE

Double-glazed bay window to the front, radiator.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed windows to the front and rear, two radiators.

BEDROOM FOUR

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed window to the rear, part tiled walls and suite comprising close-coupled w.c, pedestal wash hand basin and walk in bath.

GARAGE

Double doors to the front, doorway to the rear passage.

REAR GARDEN

To the rear of the property is an attractive and well maintained garden with wonderful views to the rear. A gated passageway leads to the rear of the garage.

COUNCIL TAX

South Staffordshire Council - Tax Band D

TENURE Freehold

The property is freehold.

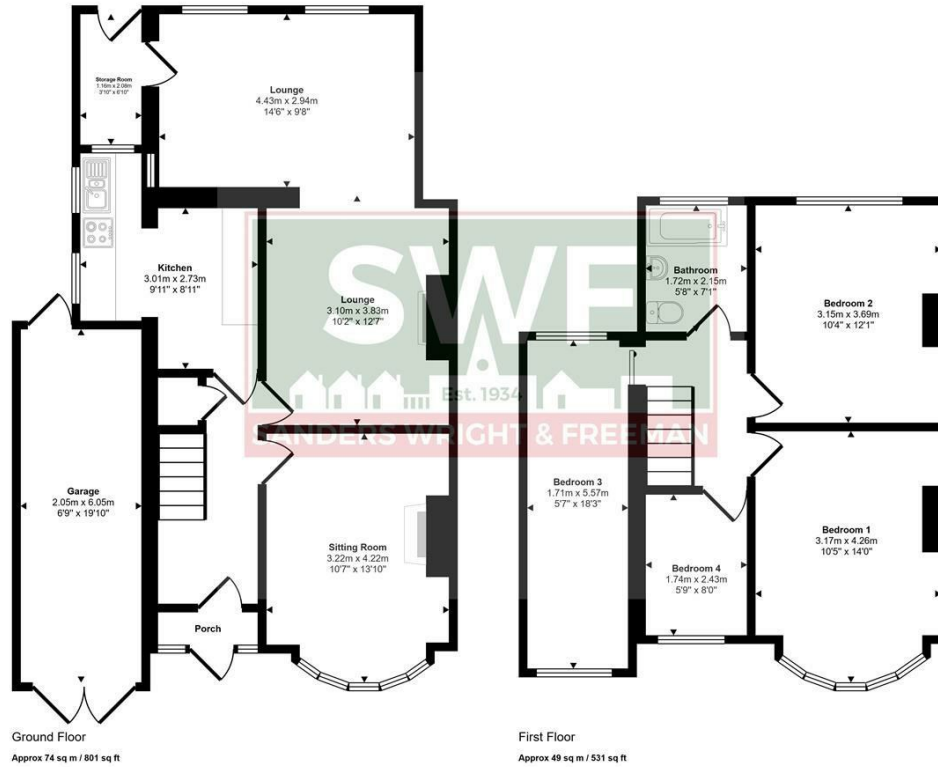
SERVICES

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

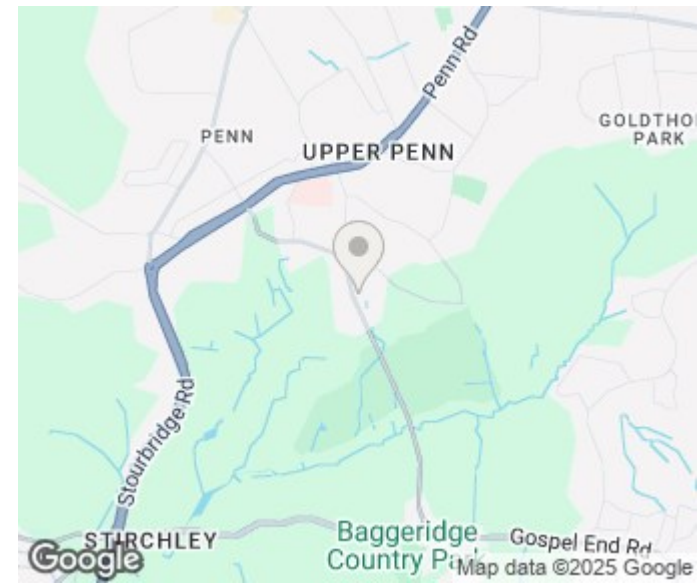
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Approx Gross Internal Area
124 sq m / 1332 sq ft



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 Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	52	
(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