



**164 WINDSOR AVENUE, PENN**  
**WOLVERHAMPTON, WV4 4BN**

**OFFERS IN THE REGION OF £270,000**  
**FREEHOLD**

Spacious detached home in a highly sought after location, available with NO ONWARD CHAIN. Whilst the property requires general modernisation throughout it offers tremendous scope and potential to be a splendid family home, providing spacious accommodation throughout and having retained many original features. In brief the property comprises reception hall, lounge, dining room, breakfast room, kitchen, side veranda, w.c, three generous bedrooms and bathroom. There is a front driveway, side garage and good size mature lawned garden to the rear.



# 164 WINDSOR AVENUE

- NO CHAIN • REQUIRES MODERNISATION • WALKING DISTANCE TO WINDSOR PLAYING FIELDS • THREE RECEPTION ROOMS • GENEROUS GARDEN TO REAR • SIDE GARAGE



## APPROACH

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

## ENTRANCE PORCH

## RECEPTION HALL

Part panelled walls, parquet flooring, useful under stairs cupboard, staircase to the first floor landing.

## DINING ROOM

Double-glazed bay window to the front with bay seating area, radiator, feature fireplace.

## LIVING ROOM

Double-glazed window and door to the rear, radiator and feature fireplace.

## BREAKFAST ROOM

Double-glazed window to the side, radiator, tiled fireplace and doorway to the kitchen.

## KITCHEN

Double-glazed windows to the side and rear, part tiled walls, doorway to the veranda.

## VERANDA

Doors to the garage, garden and w.c.

## W.C.

Obscure window to the rear and low-level w.c.

## FIRST FLOOR LANDING

Double-glazed window to the side.

## BEDROOM ONE

Double-glazed window to the rear, radiator, decorative

fireplace.

## BEDROOM TWO

Double-glazed window to the front, radiator, decorative fireplace.

## BEDROOM THREE

Double-glazed window to the rear, radiator.

## BATHROOM

Double-glazed obscure window to the front, part tiled walls, pedestal wash hand basin, close-coupled w.c and panelled bath.

## GARAGE

Up and over door to the front, doorway to the veranda.

## REAR GARDEN

To the rear of the property is a generous mature garden with a gated side passage providing access to the front driveway

## TENURE Freehold

The property is freehold.

## SERVICES

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

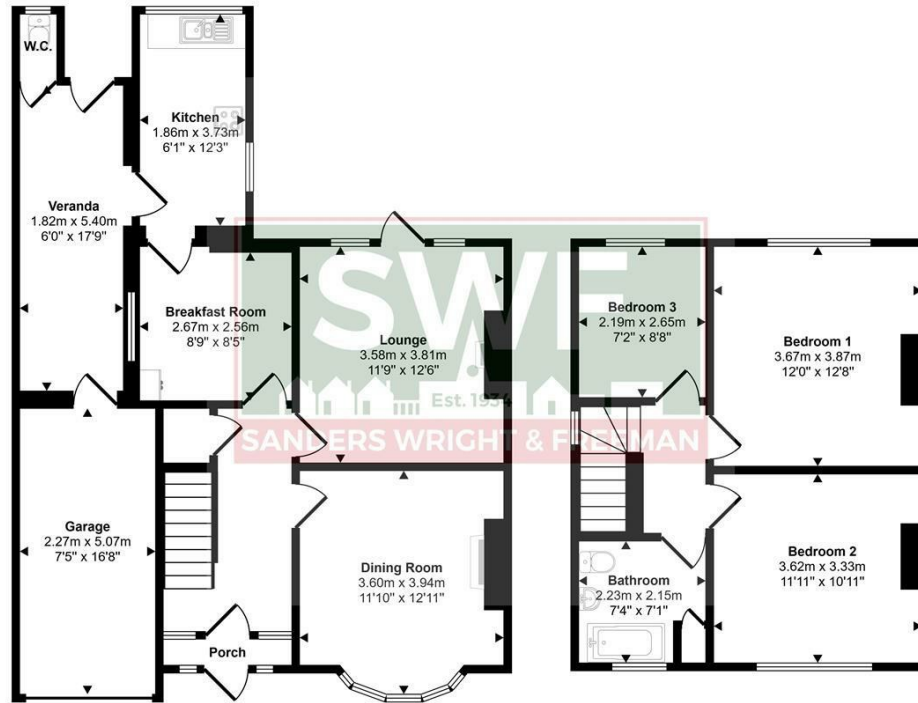
## COUNCIL TAX

Wolverhampton City Council - Tax Band D

# 164 WINDSOR AVENUE



Approx Gross Internal Area  
123 sq m / 1325 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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