



356 PENN ROAD

WOLVERHAMPTON, WV4 4DA

OFFERS IN EXCESS OF £225,000
FREEHOLD

Impressive three bedroom terraced home with driveway parking to the rear which has undergone an extensive scheme of refurbishment by the present owner to include a replacement roof, re-wire and re-plastered walls. Beautifully presented throughout, the property is set back from the road and features two attractive living rooms, re-fitted kitchen and bathroom, ground floor w.c, three bedrooms, pleasant low maintenance garden and parking to the rear. Conveniently located for public transport into the city centre and within easy walking distance of local shops and nearby Manor Park.



356 PENN ROAD

- RENOVATED BY THE CURRENT OWNERS
- PARKING TO REAR
- GROUND FLOOR W.C.
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- SITTING ROOM
- LOUNGE
- THREE BEDROOMS



ENTRANCE PORCH

Shared entrance porch with doorway to the hallway.

HALLWAY

Staircase to the first floor landing, radiator.

GUEST CLOAKROOM

Close-coupled w.c, tiled floor.

LOUNGE

Double-glazed bay window to the front, radiator.

SITTING / DINING ROOM

Double-glazed window to the rear, radiator, attractive feature fireplace, doorway to the kitchen.

RE-FITTED KITCHEN

Double-glazed window to the side, radiator, ceiling down-lights, part tiled walls and a range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Integral appliance include a washing machine, tumble dryer, double oven and four ring gas hob. Double-glazed double doors lead out to the rear garden.

FIRST FLOOR LANDING

Skylight window, doors to:

BEDROOM ONE

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

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the rear, radiator.

RE-FITTED BATHROOM

Double-glazed obscure window to the side, towel rail, part tiled walls and suite comprising panelled bath with electric shower above, close-coupled w.c. and corner wash hand basin with vanity cupboard beneath.

REAR GARDEN

To the rear of the property is an attractive enclosed garden with patio and artificial lawn. A gate provides access to the rear driveway.

DRIVEWAY

Driveway providing off road parking, accessible via Pennhouse Avenue and neighbouring Grosvenor Park.

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

TENURE Freehold

The property is freehold.

COUNCIL TAX

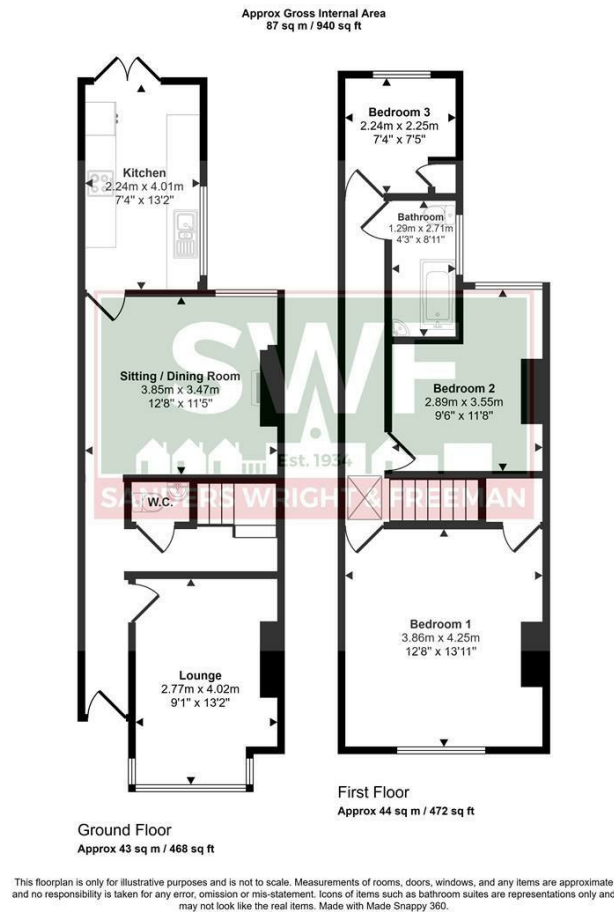
Wolverhampton City Council - Tax Band B

SERVICES

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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