



1 SQUIRREL WALK

WOLVERHAMPTON, WV4 5QT

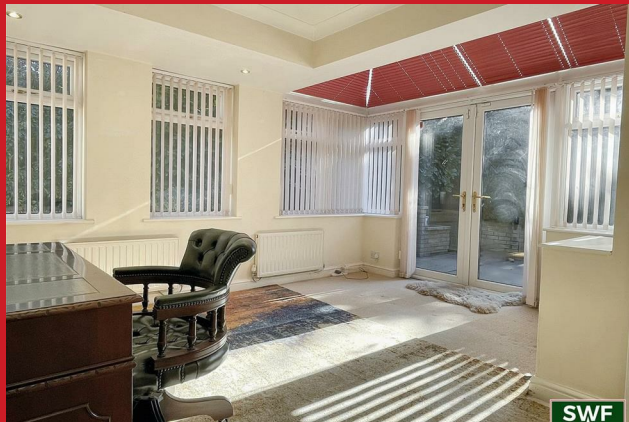
OFFERS IN THE REGION OF £595,000
FREEHOLD

Most impressive four bedroom detached family home situated in a highly sought after cul-de-sac off Muchall Road, Penn, and available with NO ONWARD CHAIN. Providing generously proportioned and versatile living accommodation throughout, the property features an inviting reception hall, guest cloakroom, spacious lounge, dining room, splendid office/sitting room with part glazed ceiling, large conservatory, breakfast kitchen, utility, four bedrooms with en-suite to the master bedroom and a fine re-fitted bathroom. Externally the property has attractive gardens to the front and rear, driveway parking and a detached double garage.



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- NO ONWARD CHAIN • FOUR BEDROOMS • EN-SUITE TO MASTER BEDROOM • THREE RECEPTION ROOMS • LARGE CONSERVATORY • DOUBLE GARAGE • GUEST CLOAKROOM • HIGHLY SOUGHT AFTER LOCATION



APPROACH

The property is approached via a block paved driveway providing off road parking with a generous adjacent lawned fore garden and access to a detached double garage.

RECEPTION HALL

Inviting reception hall with radiator and staircase to the first floor landing.

GUEST CLOAKROOM

Double-glazed obscure window to the front, towel rail, low-level w.c, wash hand basin with mixer tap and vanity cupboard beneath.

LOUNGE

Double-glazed windows to the front and side, two radiators, feature fireplace and doorway to the dining room.

DINING ROOM

Radiator, sliding patio door to the conservatory and doorway to the kitchen.

CONSERVATORY

Double-glazed to the side and rear, tiled floor, double doors to the rear garden.

SITTING ROOM

Double-glazed windows to the side and rear, two radiators and feature glass roof light.

BREAKFAST KITCHEN

Double-glazed window to the rear, radiator, fitted breakfast table and a a range of fitted wall, drawer and

base units with work surfaces above incorporating a sink and drainer unit with mixer tap. There is plumbing for a dishwasher, four ring gas hob, integrated oven and access through to the utility.

UTILITY

Part tiled walls, fitted counter top work surface with inset sink and drainer unit, plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access hatch, built in airing cupboard

MASTER BEDROOM

Double-glazed window to the front, radiator, fitted wardrobes and doorway to the en-suite shower room.

EN-SUITE SHOWER ROOM

Double-glazed obscure window to the front, radiator, tiled walls and suite comprising close-coupled w.c, sink with vanity unit and shower enclosure.

BEDROOM TWO

Double-glazed window to the front, radiator, fitted wardrobes.

BEDROOM THREE

Double-glazed window to the rear. radiator, fitted wardrobes

BEDROOM FOUR

Double-glazed window to the rear, radiator.

RE-FITTED BATHROOM

Modernised bathroom with double-glazed obscure

window to the rear, ceiling down lights, towel rail, radiator and contemporary suite comprising close-coupled w.c, sink with vanity unit, panelled bath with mixer shower attachment, and shower enclosure

DETACHED DOUBLE GARAGE

Remotely operated up and over door to the front, doorway to the side

REAR GARDEN

To the rear of the property is an attractive enclosed garden with patio and lawn areas. There is a useful garden store and access to the front driveway.

TENURE Freehold

The property is freehold.

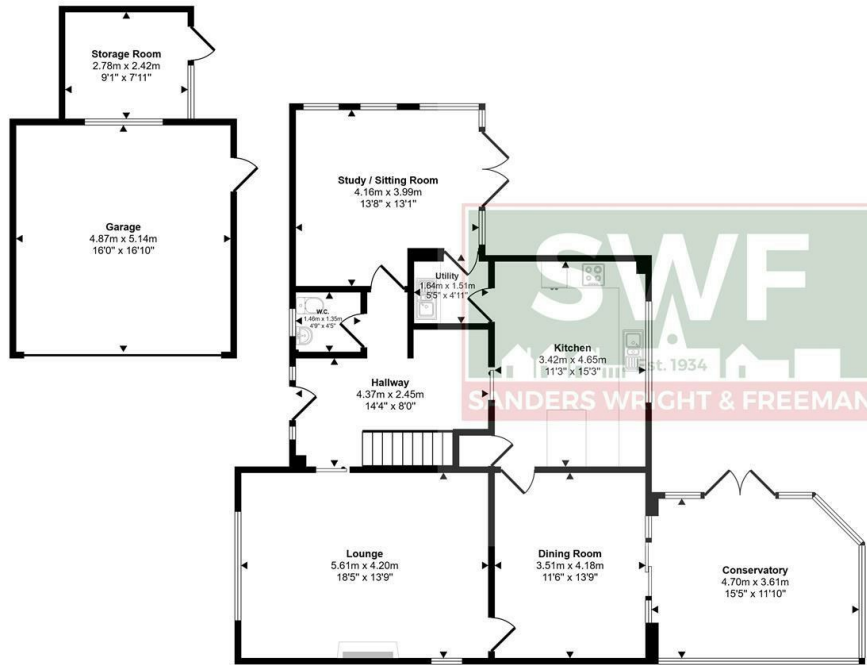
COUNCIL TAX

Wolverhampton City Council - Tax Band G

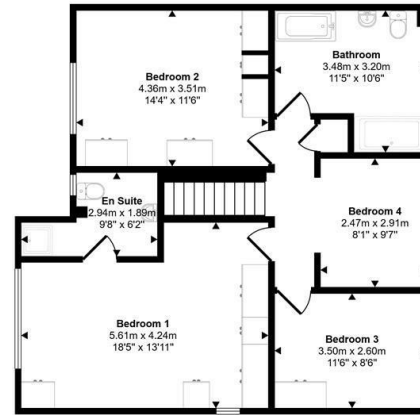
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Approx Gross Internal Area
217 sq m / 2339 sq ft



Ground Floor
Approx 140 sq m / 1506 sq ft



First Floor
Approx 77 sq m / 833 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		
(69-80) C		
(55-68) D		
(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