



## 61B SWAN BANK WOLVERHAMPTON, WV4 5PZ

OFFERS IN THE REGION OF £250,000  
**FREEHOLD**

Spacious three bedroom semi-detached home situated in the ever popular area of Penn offering easy access to Penn Common, Penn Golf Course and local schools including the highly regarded St. Bartholomew's Primary School. The property has been improved by the current owner and features well appointed accommodation comprising entrance hall, through living/dining room, kitchen, three bedrooms, re-fitted bathroom and a pleasant enclosed garden to the rear overlooking Mount Road Allotments. There is a driveway to the front providing off road parking.



## 61B SWAN BANK

- Sought After Location • Extremely Well Presented Throughout • Ideal For First Time Buyers Or Families • Close To A Range Of Local Amenities • Through Living & Dining Room • Three Bedrooms • Enclsoed Garden To Rear • Driveway Providing Off Road Parking



### APPROACH

The property is approached via a driveway providing off road parking for upto 2 vehicles.

### ENTRANCE HALL

Double glazed obscure window to the front, radiator, staircase to the first floor landing, under stairs cupboard, door to the living room and an opening to the kitchen.

### THROUGH LIVING/DINING ROOM

23'11" x 10'6"

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

### KITCHEN

10'10" 5'8"

Double glazed window to the rear, radiator, under stairs cupboard and fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooker, fridge freezer and plumbing for a washing machine. A part

glazed door provides access to the side lobby.

### SIDE LOBBY

Doors to the front and rear.

### FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

### BEDROOM ONE

12'6" x 10'0"

Double glazed window to the front and radiator.

### BEDROOM TWO

9'11" x 10'11"

Double glazed window to the rear and radiator.

### BEDROOM THREE

7'11" x 6'5"

Double glazed window to the front and radiator.

### RE-FITTED BATHROOM

Double glazed obscure window to the rear,

built in airing cupboard housing the combination boiler, radiator and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath with shower above.

## **REAR GARDEN**

To the rear of the property is a pleasant enclosed garden.

## **COUNCIL TAX**

Wolverhampton City Council - Tax Band B

## **TENURE Freehold**

The property is freehold.

## **SERVICES**

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

## **BROADBAND**

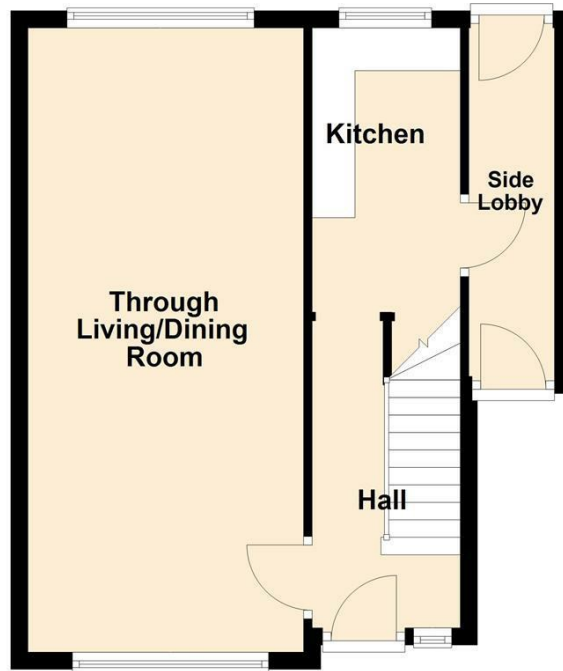
Ofcom checker shows Standard / Superfast / Ultrafast are available

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

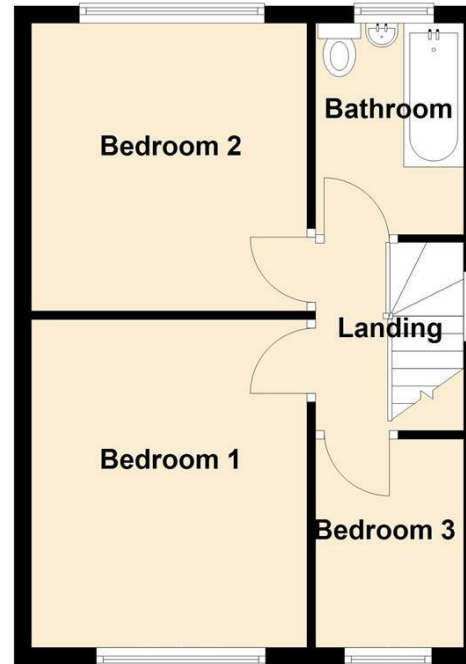
## **61B SWAN BANK**



## Ground Floor



## First Floor



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555  
 13 Waterloo Road enquiries@swfestateagents.co.uk  
 Wolverhampton www.swfestateagents.co.uk  
 West Midlands  
 WV1 4DJ

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