



## 36 LENNOX GARDENS, PENNFIELDS WOLVERHAMPTON, WV3 0RR

OFFERS IN THE REGION OF £160,000  
**FREEHOLD**

Three bedroom end of terrace in a pleasant cul-de-sac convenient for local shops, public transport and access into the city centre. Available with NO ONWARD CHAIN the property has a living room, dining kitchen, three bedrooms and modern shower room, with gardens to the front and rear and a garage in a nearby block. Ideal First Time Purchase or Buy To Let Investment.





# 36 LENNOX GARDENS

- NO CHAIN • IDEAL FIRST TIME OR BUY TO LET
- PURCHASE • GARAGE IN NEARBY BLOCK • THREE
- BEDROOMS • LIVING ROOM • DINING
- KITCHEN • GAS CENTRAL HEATING • CUL-DE-SAC

## LOCATION



## PORCH

### ENTRANCE HALL

Staircase to the first floor landing, doorway to living room.

### LIVING ROOM

14'9" x 11'6" max

Double-glazed window to the front, radiator, fireplace, doorway to the dining kitchen.

### DINING KITCHEN

14'8" x 8'7"

Double-glazed window to the rear, door to the rear garden, useful understairs cupboard, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

### FIRST FLOOR LANDING

Built in airing cupboard.

### BEDROOM ONE

12'4" x 8'5"

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

### BEDROOM TWO

10'11" x 8'5"

Double-glazed window to the rear, radiator.

### BEDROOM THREE

9'4" max, 6'4" min x 6'0"

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

## SHOWER ROOM

Double-glazed obscure window, towel rail, close-coupled w.c, pedestal wash hand basin, shower enclosure.

## GARAGE

Located in a nearby block.

## REAR GARDEN

To the rear of the property is a paved patio area with a lawned garden beyond which has mature trees and shrubs.

## TENURE Freehold

The property is freehold.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## BROADBAND

Ofcom checker shows Standard / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## SERVICES

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

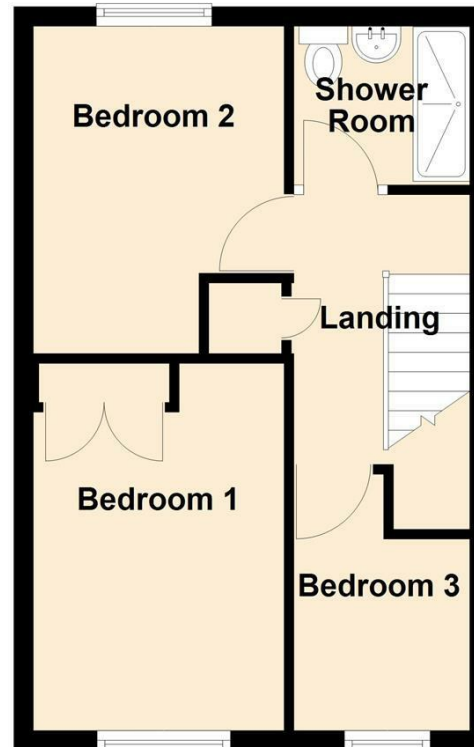
## 36 LENNOX GARDENS



## 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	69	77
(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