

for sale

£300,000 Freehold



Manor Road Penn Wolverhampton WV4 5PX

A beautifully presented THREE BEDROOM semi-detached home featuring a SPACIOUS KITCHEN with ISLAND, BREAKFAST BAR, and INTEGRATED appliances. Includes THREE RECEPTION ROOMS, a DOWNSTAIRS WC, and a versatile OUTBUILDING WITH POWER—ideal as a home office or gym.



Property Details

Entrance Porch

Doors to living room and sitting room

Sitting Room 19' 4" x 8' 4" (5.89m x 2.54m)

Double glazed window to front aspect; Central heated radiator; Door to dining room

Living Room 14' 6" x 16' 4" (4.42m x 4.98m)

Double glazed window to front aspect; Central heated radiator; Door to kitchen; Stairs to first floor

Dining Room 9' x 9' 1" (2.74m x 2.77m)

Tiled flooring; Door to kitchen

Kitchen 17' 5" x 18' 8" (5.31m x 5.69m)

Double glazed window to rear aspect; Modern fitted kitchen; Wall and base units; Integrated appliances; Island with breakfast bar; Worktop mounted hob; Tiled flooring; Spotlights; Roof windows; Central heated radiator; Door to utility and garden

Utility Room

Door to downstairs shower room

Downstairs W.C

Double glazed window to rear aspect; Toilet; Basin with vanity unit; Fully tiled walls and floor

Landing

Storage cupboard; Doors to bedrooms and bathroom

Bedroom One 14' 1" x 8' 4" (4.29m x 2.54m)

Double glazed window to front aspect; Central heated radiator; Fitted wardrobes

Bedroom Two 10' 8" x 8' 5" (3.25m x 2.57m)

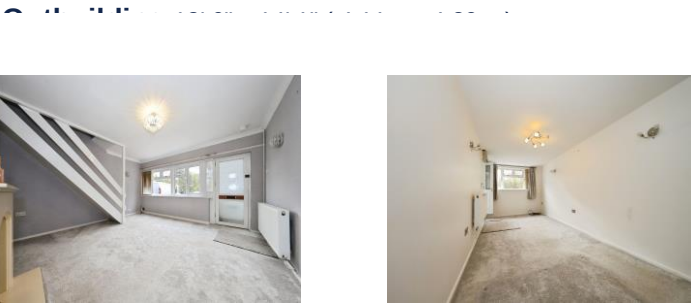
Double glazed window to rear aspect; Central heated radiator; Fitted wardrobes

Bedroom Three 8' 3" x 5' 8" (2.51m x 1.73m)

Double glazed window to front aspect; Central heated radiator

Bathroom

Double glazed window to rear aspect; Central heated radiator; Tiled walls; Tiled flooring; Bath; Basin; Toilet



To view this property please contact Paul Dubberley on

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Property Ref: PBI104687 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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