



442a Penn Road, Penn

A Most Distinctive Four Bedroom Two Bathroom Detached Family House, Occupying A Prominent Position In A Favoured Residential Area

442a Penn Road, Penn, Wolverhampton, WV4 4DQ

Asking Price: £430,000

Tenure: Freehold

Council Tax: Band E - Wolverhampton

EPC Rating: C (69)

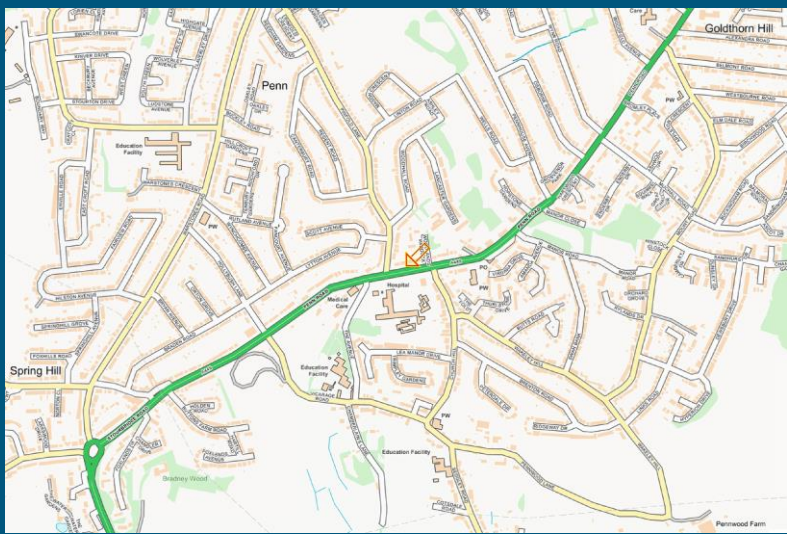
Total Floor Area: 1582sq feet (147.0sq metres) Approx.

Occupying a prime position set well back from the road and situated in one of the most favoured residential areas of Wolverhampton having many useful facilities close to hand, this individually designed detached house has been restyled over the years to create a most charming family home with a host of high quality fittings throughout.

Deceptive externally, the interior has been well designed to utilise the maximum space and is ideal for purchasers requiring a quality family home! Neatly decorated throughout and having the benefit of gas central heating & double glazing, the spacious accommodation includes entrance hall with storage cupboards, fitted cloakroom and staircase to first floor, a charming 18ft living room with log burner stove and a separate dining room at rear overlooking the gardens. The breakfast kitchen has been fitted with an extensive suite of matching luxury wood units including a range of built in appliances and useful breakfast bar. On the first floor, the landing leads to four good bedrooms and both the master ensuite & family bathroom are fitted with superior white suites. At the front of the house driveway providing screened off road parking and leads to the garage.

A stunning feature of the property is undoubtedly the raised fully stocked, mature garden which has been neatly landscaped to provide a most picturesque setting and creating an excellent useable outside space with a large full width paved terrace.

Convenient for the majority of amenities including walking distance of popular local schools and shops, the city centre is also less than 2 miles away making an easy commute. Internal inspection is a must to appreciate this immaculate family house, which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Hardwood front door with opaque glazed inserts, radiator, coved ceiling and staircase to first floor with two built in cloaks cupboards below. **Fitted Cloakroom:** Fitted with a white suite comprising low level, WC, pedestal wash hand basin, radiator, part tiled walls, coved ceiling and opaque glazed window to side.

Living Room: 17'9" (5.40m) x 13'5" (4.10m)

Feature marble fire place & hearth with wood surround & wood burner stove, radiator, wall light points, coved ceiling and double glazed picture window to front.

Dining Room: 14'11" (4.55m) x 10'4" (3.15m)

Radiator, coved ceiling and double glazed double doors to rear garden.

Breakfast Kitchen: 13'5" (4.10m) x 10'10" (3.30m)

Fitted with an extensive suite of matching wood units comprising black composite 1.5 drainer sink unit with stainless steel mixer tap, a range of base cupboards & drawers with matching worktops including breakfast bar, coved suspended wall cupboards with display units & under lighting, built in appliances include double oven with multifunctional oven over, 4-ring gas hob with black extractor hood, fridge & freezer, plumbing for washing machine & dishwasher, tiled splash backs, recessed ceiling spot lights, ceramic tiled flooring and double glazed window to rear.

First Floor Landing: Storage into eaves and double glazed window to front.

Bedroom One: 17'9" (5.40m max) x 13'5" (4.10m max)

Radiator and double glazed window to front. **Ensuite: 8'6" (2.60m) x 6'7" (2.00m)** Fitted with a superior white suite comprising shower enclosure with chrome power shower, vanity unit with storage and matching mirrored unit over, low level WC, radiator, tiled walls, recessed ceiling spot lights, tiled effect vinyl flooring and extractor fan.

Bedroom Two: 13'5" (4.10m) x 8'2" (2.50m)

Radiator and double glazed window to rear.

Bedroom Three: 14'11" (4.55m) x 7'9" (2.35m)

Radiator, built in airing cupboard housing hot water system, loft hatch and double glazed window to rear.

Bedroom Four: 11'10" (3.60m) x 7'10" (2.40m)

Radiator and double glazed window front.

Bathroom: 9'10" (3.00m) x 5'11" (1.80m)

Fitted with a white suite comprising P-Shaped panelled bath with chrome overhead power shower, separate spray & screen over, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, vinyl flooring and double glazed opaque window to side.

Garage: 16'5" (5.00m) x 8'2" (2.50m)

'Up & Over' garage door, power, lighting and wall mounted gas fired central heating boiler.

Rear Garden: The neatly landscaped rear garden has been designed to provide a most charming outlook whilst offering excellent usable outdoor space including large full width raised terrace with surround wall overlooking the lower level, steps lead down to the shaped lawn, flower beds with a variety of shrubs & trees, vegetable plot area, timber shed, surrounding fencing and exterior lighting & water supply.













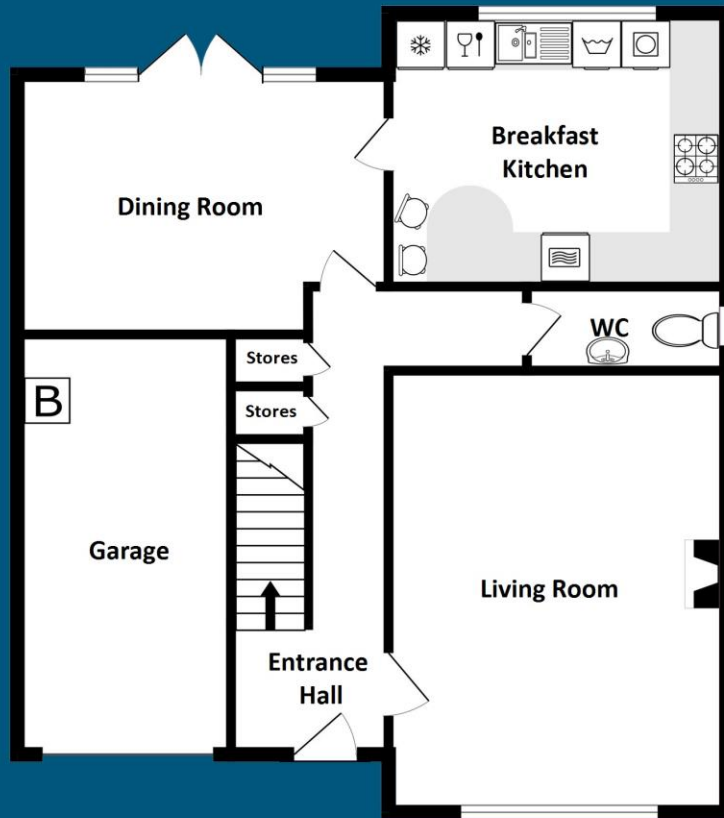






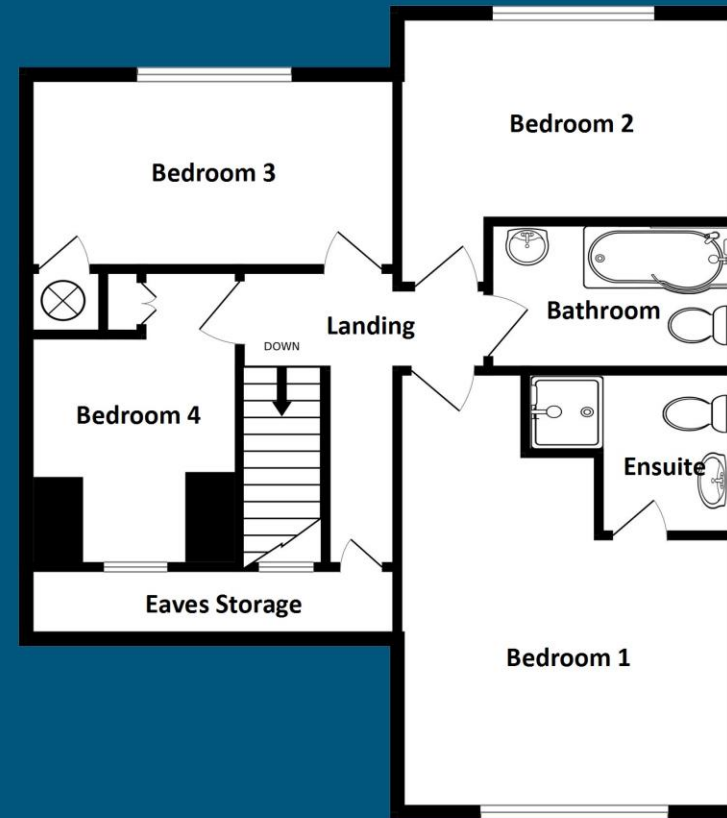
Ground Floor

Approx.: 829sq feet (77.0sq metres)



First Floor

Approx.: 753sq feet (70.0sq metres)



Total Floor Area: 1582sq feet (147.0sq metres)

Approx.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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