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49 Dewsbury Drive, Penn

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An Extensively Extended & Restyled Four Bedroom Two Bathroom Individual Detached Dormer Bungalow Offering A Stunning Interior With Panoramic Views Over Adjacent Fields & Woodland

49 Dewsbury Drive, Penn, Wolverhampton, WV4 5RH

Asking Price: £480,000

Tenure: Freehold

Council Tax: Band D - Wolverhampton

EPC Rating: C (74) No 0380-2997-6370-2994-6575

Total Floor Area: 1765sq feet (164.0sq metres) Approx.

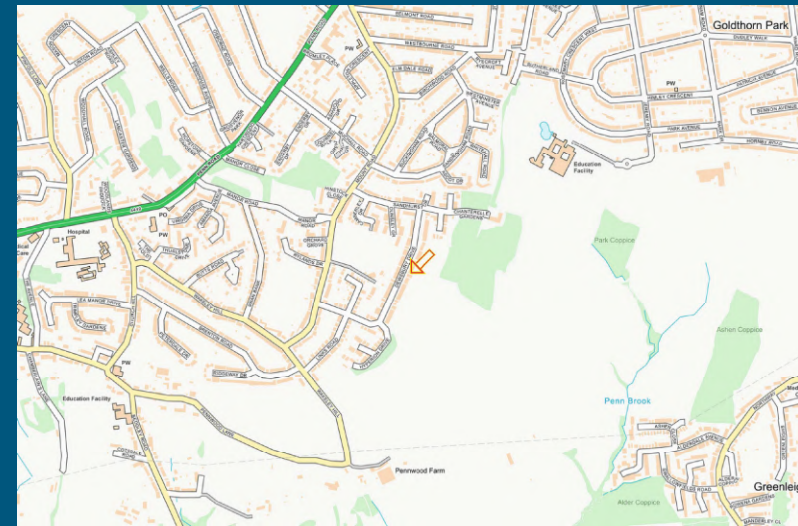
Services: We are informed by the Vendors that all main services are installed

Occupying an exclusive select cul de sac position just off either Sandhurst Drive or Links Road and therefore in one of the most favoured locations in Penn, this individually designed detached dormer bungalow has been extensively reconfigured and restyled by the present owners to create a most impressive home and is undoubtedly one of the finest examples of its type currently listed on the market.

With a notable total floor area of approx. 1765sq feet and having the benefit of bedroom & bathroom accommodation on both floors, the interior delivers a most charming environment with a host of high quality fittings throughout. Having a number of unique selling points, 49 Dewsbury Drive benefits from a fresh neutral décor throughout, quality carpets & flooring, oak veneered internal doors, bespoke family bathroom, a striking open plan dining kitchen and without question, amazing panoramic views over the rear fields & woodland.

Ideal for purchasers requiring a property, ready to just move into, internal inspection is a must to appreciate the spacious accommodation which also provides an extremely versatile layout. Having the benefit of gas central heating & double glazing, the accommodation includes welcoming reception hall with fitted cloakroom, well-appointed family bathroom and three double bedrooms which the third could be used for a multitude of purposes i.e. study/ sitting room etc. At the rear of the bungalow is a living room with a granite fireplace and an open plan dining kitchen which is fitted with an extensive suite of units & a range of quality appliances. Adjacent is a useful utility room. On the first floor, the landing has a large storage cupboard and leads to the shower room, bedroom four and a further adaptable room (home office, hobbies room) with further storage into eaves. At the front of the property, the front has been mainly paved & gravelled to create low maintenance and ample off road parking. The rear garden further compliments the property being extensively landscaped to create a pleasant setting and an excellent useable outdoor space, perfect for hosting summer parties!

Although situated in a secluded & quiet position, Dewsbury Drive is still convenient for a comprehensive range of local amenities including shops, bus routes and the area is served well for primary & secondary schools, being close to the highly respected St Bartholomew Junior School.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Reception Hall: 20'8" (6.30m max) x 8'10" (2.70m)

Hardwood front door with opaque leaded window, radiator, coved ceiling, stone style tiled flooring and staircase to first floor. **Fitted Cloakroom: 7'10" (2.40m) x 4'9" (1.45m)**
Fitted with a white suite comprising low level WC, pedestal wash hand basin, built in base cupboard with worktop, radiator, stone style tiled flooring and extractor fan.

Bedroom One: 16'5" (5.00m) x 11'2" (3.40m)

Radiator, coved ceiling and double glazed bow window to front.

Bedroom Two: 12'8" (3.85m) x 7'10" (2.40m)

Radiator, coved ceiling and double glazed windows to front.

Bedroom Three/ Sitting Room/ Study: 10'2" (3.10m) x 9'6" (2.90m)

Radiator, coved ceiling and double glazed window to front.

Bathroom: 11'2" (3.40m) x 8'2" (2.50m)

Fitted with a luxury modern white suite comprising feature free standing bath, walk in double shower with chrome power shower, pedestal wash hand basin, low level WC, radiator, chrome heated towel rail, mirrored cabinet, tiled walls, recess ceiling spotlights, stone style tiled flooring and extractor fan.

Living Room: 19'0" (5.80m) x 11'2" (3.40m)

Granite fireplace & hearth, radiator, wall light points, coved ceiling and double glazed French doors to rear garden.

Feature Breakfast Kitchen: 19'8" (6.00m) x 14'7" (4.45m)

Fitted with a matching suite of light cream units comprising stainless steel 1½ drainer sink unit with chrome mixer tap, an extensive range of built in base cupboards & drawers with matching worktops including pull out larder stores, coved suspended wall cupboards with display lighting under, built in appliances include dishwasher, fridge, two freezers, Neff appliances include double oven with combination oven/ grill over, warming drawer, 2-ring gas hob and separate 4-ring induction hob with stainless steel extractor hood over, radiator, recessed ceiling spotlights, coved ceiling, stone style flooring, part tiled walls and double glazed window to rear with matching double doors.

Utility: 10'2" (3.10m) x 5'3" (1.60m)

Built in base cupboard with worktop, stainless steel single drainer sink unit, plumbing & recess for both washing machine & dryer, wall mounted gas fired Worcester central heating boiler, radiator, coved ceiling, stone style tiled flooring and extractor fan.

First Floor Landing: Radiator, double glazed skylight and Walk in Storage Cupboard: 6'3" (1.90m) x 4'11" (1.50m)

Bedroom Four: 19'8" (6.00m) x 12'6" (3.80m max)

Two radiators, two skylights and double glazed picture window to rear.

Shower Room: 7'10" (2.40m) x 5'11" (1.80m)

Fitted with a white suite comprising corner shower enclosure, low level WC, pedestal wash hand basin, radiator, tiled flooring, extractor fan and skylight.

Office/ Hobbies Room: 14'5" (4.40m) x 11'2" (3.40m)

Radiator, two skylights and **Storage Into Eaves: 9'6" (2.90m) x 4'7" (1.40m).**

Rear Garden: The south-east facing rear garden has not only been sympathetically landscaped to create a most beautiful setting but also offers excellent usable outdoor space, perfect for hosting summer parties. The garden includes a full width paved patio with walled & raised flower beds, steps to further paved terrace with timber shed, top level shaped centre lawn with flowering borders, second shed at rear, surrounding fencing and rear railing with gate, overlooking the panoramic views over rear fields & woodland.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







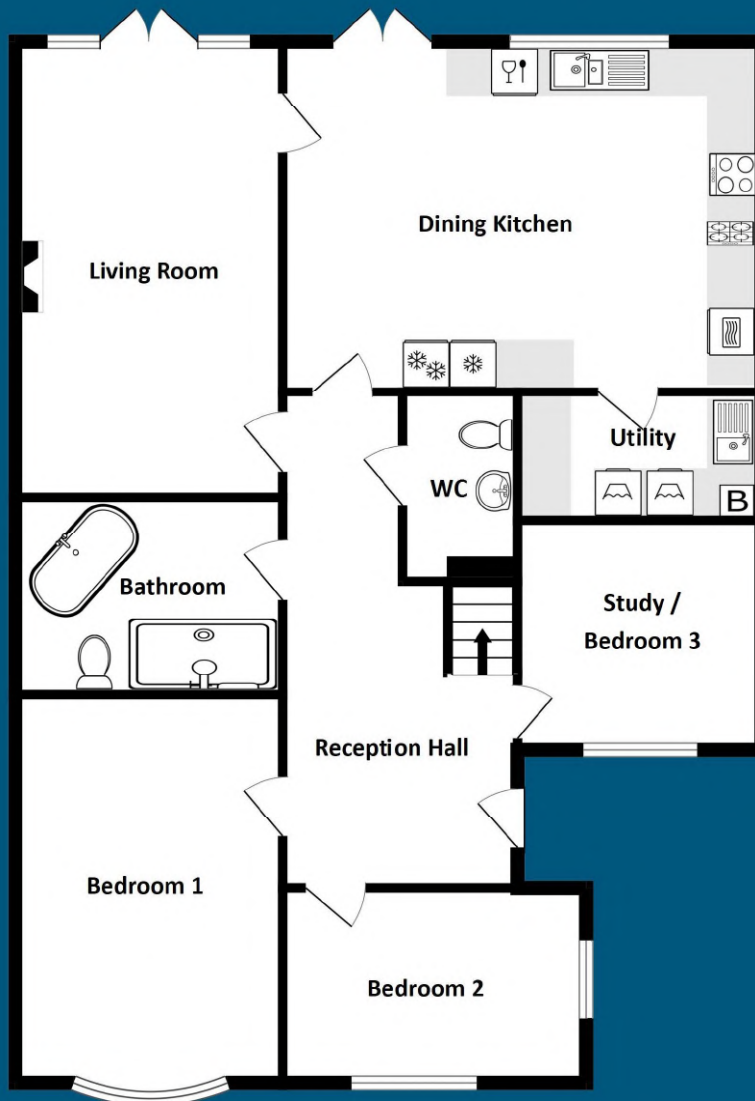






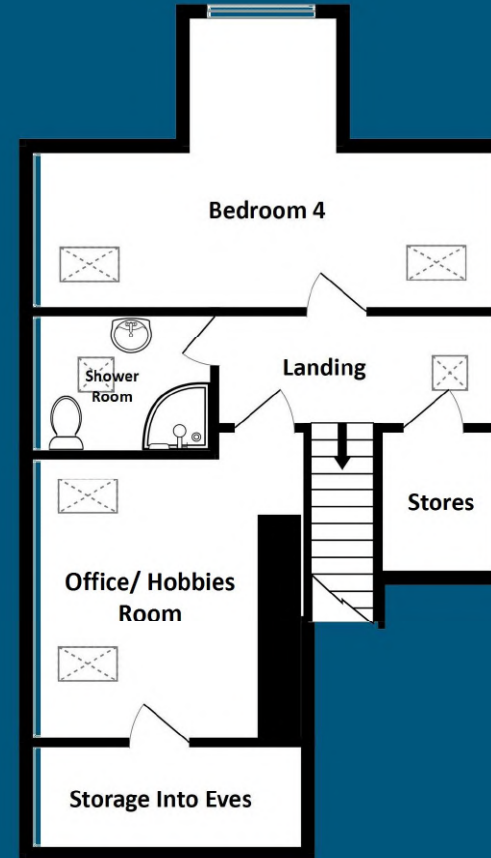






Ground Floor

Approx.: 1238sq feet (115.0sq metres)



First Floor

Approx.: 527sq feet (49.0sq metres)

**Total Floor Area: 1765sq feet
(164.0sq metres) Approx.**

PROPERTY MISDESCRIPTION ACT 1991

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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