



18 Trimley Gardens, Penn

THOMAS HARVEY
ESTATE AGENTS

An Attractive & Well Presented Two Bedroom Detached Bungalow In A Small Select Cul De Sac With A Stunning Landscaped Rear Garden

18 Trimpley Gardens, Penn, Wolverhampton, WV4 5PQ
Asking Price: £330,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: D (67)
Total Floor Area: 1001sq feet (93.0sq metres)
Services: We are informed by the Vendors that all main services are installed

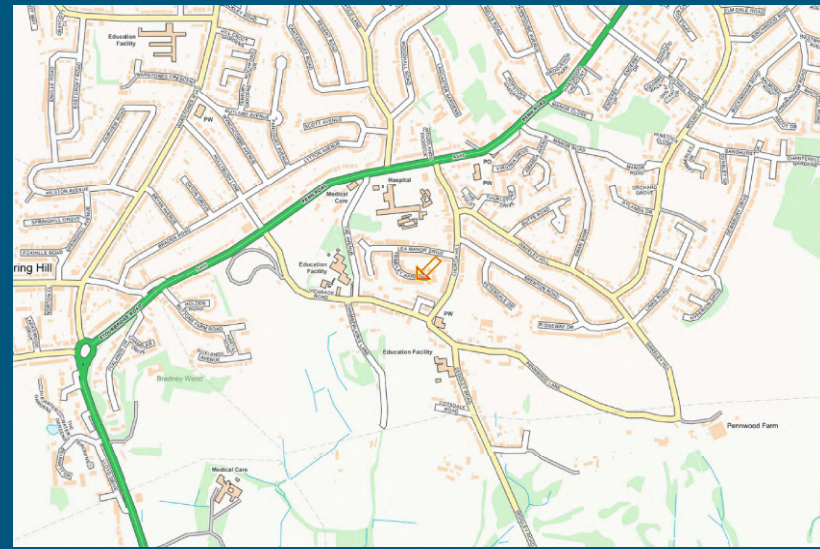
Occupying a prime cul-de-sac position just off Lea Manor Drive and therefore in one of the most favoured locations in Penn, this distinctive detached bungalow has been extended and restyled in recent years to a most superior standard with a host of high quality fittings throughout.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout incorporating many features including new carpets & flooring, a number of internal oak doors & matching skirting, updated central heating boiler, charming décor throughout refitted shower room and smart breakfast kitchen.

Originally three bedrooms, the accommodation has been reconfigured to now include reception porch to entrance hall, two double bedrooms at front, refitted shower room and a 20ft open plan living room with dining area. The breakfast kitchen has been fitted with an extensive suite of matching light cream units and has double doors leading onto the garden. Adjacent is a useful utility room with built in storage and internal access to the garage. At the front of the property is a block paved driveway providing off road parking and of course leads to the garage. A feature of the bungalow is undoubtedly the mature south-facing rear garden which has been landscaped to the optimum effect creating a most pleasant outlook and not only provides the maximum privacy, but also offers excellent useable outdoor space.

Convenient for the majority of amenities with walking distance of local shops & Schools including the popular St Bartholomew’s Primary School, Trimpley Gardens is also within easy reach of Penn, Wombourne & of course Wolverhampton City Centre.

Offering an excellent opportunity for purchasers requiring a first class bungalow, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Porch: PVC double glazed leaded opaque door with matching side window and tiled flooring.

Entrance Hall: Internal PVC double glazed opaque door with matching side window, radiator, two storage cupboards, coved ceiling and loft hatch leading to attic space housing the gas fired central heating boiler.

Bedroom One: 11'6" (3.50m) x 8'10" (2.70m)

Fitted with a range of built in furniture including wardrobes, overhead stores, bedside tables and drawer unit, radiator, coved ceiling and double glazed leaded bow window to front.

Bedroom Two: 9'10" (3.00m) x 9'10" (3.00m)

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

Shower Room: 6'7" (2.00m) x 5'5" (1.65m)

Refitted with a luxury modern white suite comprising walk in open shower with chrome power shower, vanity unit, recess WC, chrome heated towel rail, marble effect PVC panelled walls, laminate style vinyl flooring, extractor fan and double glazed opaque window to side.

Living Room With Dining Area: 20'4" (6.20m max) x 13'11" (4.25m max)

Two radiators, wall light point, coved ceiling, feature marble fireplace and hearth with gas coal fire, double glazed opaque picture window to side and full width double glazed window to rear with door leading to garden.

Breakfast Kitchen: 17'3" (5.25m) x 9'10" (3.00m)

Fitted with an extensive suite of matching off white units comprising 1½ drainer sink unit with stainless steel mixer tap, a range of base cupboards and drawers with matching laminate worktops, suspended wall cupboards, four ring induction hob with stainless steel extractor hood over, double oven and combination oven / grill over, fridge, freezer, dishwasher, radiator, tiled effect vinyl flooring, side door leading to utility and double glazed double doors to rear garden.

Utility: 12'6" (3.80m) x 7'10" (2.40m)

Fitted with a matching suite of base cupboards and matching laminate worktops, plumbing and recess for both washing machine and dryer, radiator, tiled flooring, skylight, internal access to garage, built in cloaks cupboard and double glazed double doors to rear garden.

Garage: 16'1" (4.90m) x 8'6" (2.60m)

Side opening garage doors, power & lighting.

South Facing Rear Garden: Beautifully landscaped to provide excellent useable outdoor space, full width paved patio with sand stone style slabs, brick dwarf wall with steps to upper terrace having slate chippings, shaped lawned borders, rockeries with a variety of shrubs and trees, surrounding fencing, exterior lighting and side gate.





















Total Floor Area: 1001sq feet (93.0sq 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.

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