



2 Linton Road, Penn

THOMAS HARVEY
ESTATE AGENTS

An Extended Three Bedroom Two Bathroom Spacious Semi Detached Family House, In Favoured Location of Penn With The Benefit Of Approved Planning Permission

2 Linton Road, Penn, Wolverhampton, WV4 4DS
Asking Price: £310,000

Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: D (65) No: 3700-7896-0322-3125-3843
Total Floor Area: 1475sq ft. (137.0sq m.) Approx.
Services: We are informed by the Vendors that all main services are installed

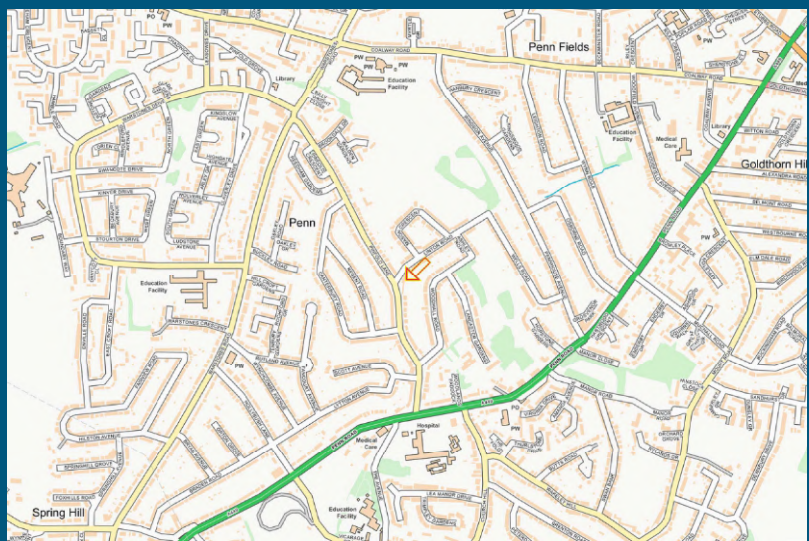
Situated in one of the most favoured locations in Penn, just off Pinfold Lane and therefore convenient for the majority of amenities, this deceptive semi-detached house has been extended over the years to create a spacious layout, a superb example of a family house.

At approx. 1475sq feet, viewing of the interior is essential to appreciate this well designed family home, ideal for purchasers requiring a property, ready to just move into. Neatly decorated throughout and having a number of character features throughout, 2 Linton Road also benefits from approved planning permission for a single storey side & two storey side/rear extension to provide three further bedrooms and utility room (Wolverhampton – Ref: 24/00311/FULL).

The gas centrally heated and double glazed interior incorporates reception hall with downstairs shower room, front sitting/ dining room, extended rear 21ft living room with family area and the kitchen is fitted with a traditional wood suite. At the side of the house is a 32ft tandem garage which could of course be utilised for a multitude of purposes. On the first floor there are three bedrooms and the bathroom is fitted with a well-appointed white suite. At the front of the property is a block paved driveway providing off road parking and the well portioned rear garden, at almost 100ft long, has been landscaped to provide a pleasant outlook, creating an excellent usable outdoor space.

Convenient for the majority of amenities including walking distance of popular schools in both sectors, a number of local shops, bus routes and the city centre is also less than 2 miles away making an easy commute.

Internal inspection is a must to appreciate this well presented family house, which further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 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

Reception Porch: Hardwood opaque glazed exterior door with matching side windows, radiator, wood stripped flooring and C-Shaped staircase to first floor with storage recess & built in cupboards below. Internal access into:

Garage: 32'10" (10.00m) x 7'10" (2.40m)

Side opening double garage doors, vaulted ceiling, power, lighting, plumbing for washing machine and double glazed window to rear with matching door.

Downstairs Shower Room: 5'9" (1.75m) x 4'9" (1.45m)

Fitted with a white suite comprising corner shower enclosure with electric power shower, low level WC, pedestal wash hand basin, radiator, recessed ceiling spotlights, part tiled walls, extractor fan and tiled flooring.

Sitting/ Dining Room: 14'5" (4.40m into bay) x 11ft (3.60m)

Open brick fireplace with tiled hearth & decorative surround, radiator, wall light points and double glazed bay window to front.

Living Room: 21ft (6.40m) x 11'10" (3.60m)

Brick fireplace with tiled hearth & electric fire, radiator, wood stripped flooring and double glazed French doors to rear.

Kitchen: 13'1" (4.00m) x 7'10" (2.40m)

Fitted with a traditional suite of painted grey units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, recess & gas point for cooker, plumbing for washing machine / dishwasher, recess for under counter fridge & freezer, wall mounted gas fired Worcester central heating boiler, radiator, part tiled walls, extractor fan, tiled flooring, double glazed window to rear and internal access into garage.

First Floor Galleried Landing: Loft hatch and double glazed opaque window to side.

Bathroom: 8'10" (2.70m) x 7'10" (2.40m)

Fitted with a well appointed white suite comprising panelled bath with spray, separate corner shower enclosure with electric power shower, low level WC, pedestal wash hand basin, radiator, floor to ceiling built in airing cupboard, part tiled walls, extractor fan, tiled flooring and double glazed opaque window to rear.

Bedroom One: 14'5" (4.40m into bay) x 11'10" (3.60m)

Radiator and double glazed bay window to front.

Bedroom Two: 13'1" (4.00m) x 11'10" (3.60m)

Radiator and double glazed window to rear.

Bedroom Three: 7'10" (2.40m) x 7'5" (2.25m)

Radiator and double glazed window to front.

Rear Garden: Enjoying a south-east facing aspect, the rear garden which measures at almost 100ft long has been landscaped to provide a pleasant setting and comprises full width paved patio overlooking lawn, side path leading to rear terrace with garden shed & fruit tree with surrounding fencing.

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.













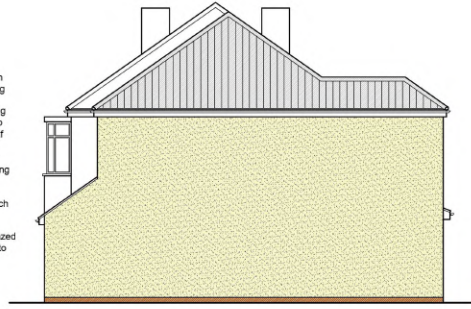






PROPOSED FRONT ELEVATION

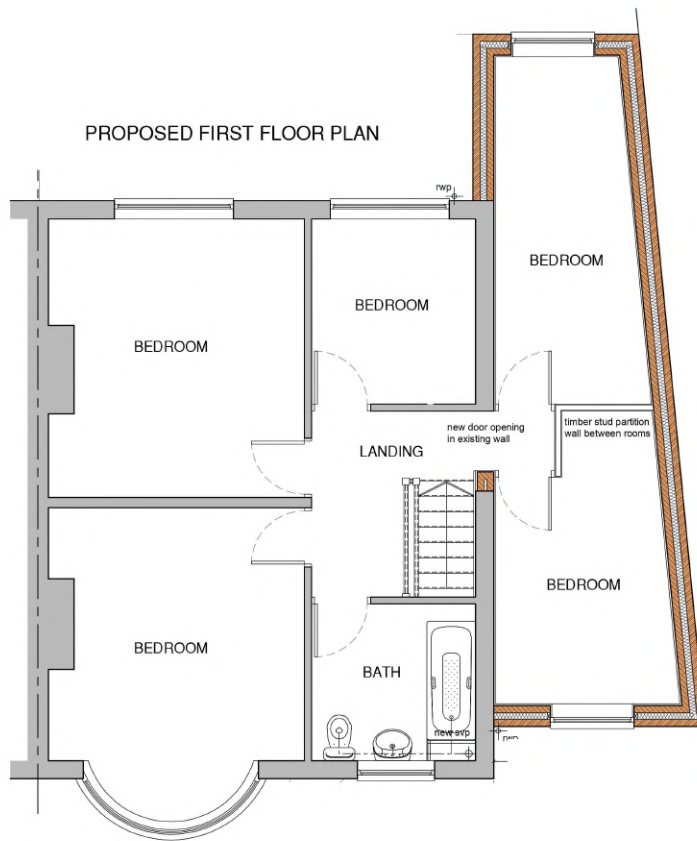
new pitched roof with tiles to match existing
 rainwater gutter along boundary fixed to top of outer masonry leaf
 rendered blockwork walls to match existing
 new lean-to canopy roof with tiles to match existing
 new upvc double glazed windows and doors to match existing



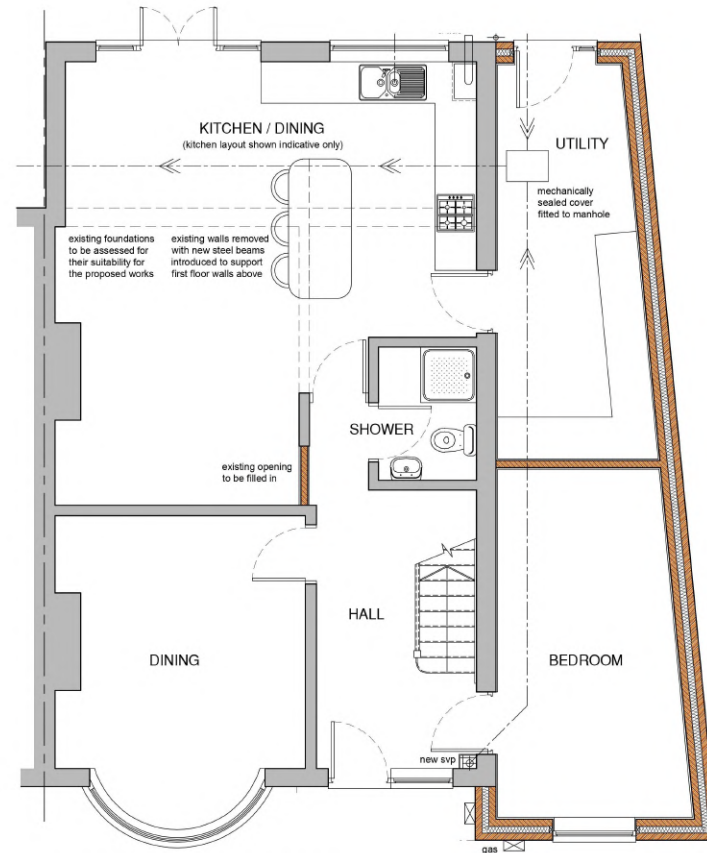
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



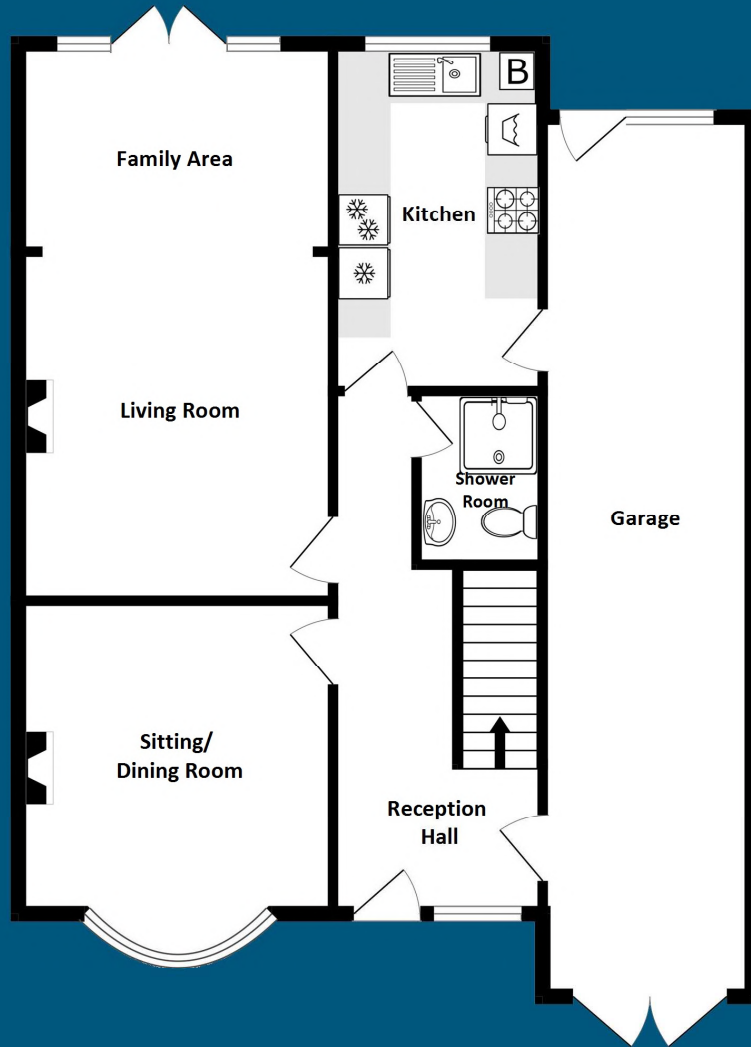
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

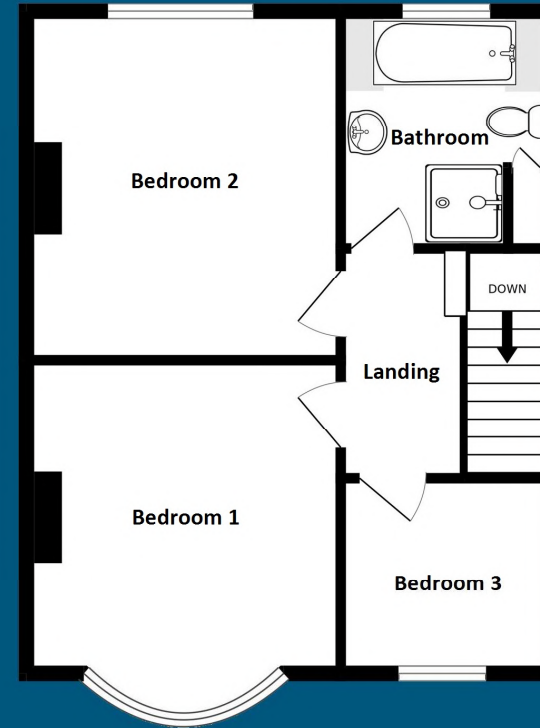
Approved Planning Permission

Wolverhampton Ref: 24/00311/Ful



Ground Floor
 Approx.947sq ft. (88.0sq. m)

Total Floor Area: 1475sq feet (137.0sq metres) Approx.



First Floor
 Approx.: 527sq ft. (49.0sq m.)

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:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.