



21 Lancaster Gardens, Penn

A Most Deceptive & Extended Five Bedroom Three Bathroom Detached Family House In A Select Cul De Sac, Backing Onto Woodland & Greenery & With The Benefit Of Both Bedroom & Bathroom Accommodation On Both Floors

21 Lancaster Gardens, Penn, Wolverhampton, WV4 4DN
Asking Price: £450,000

Tenure: Freehold
Council Tax: Band E - Wolverhampton
EPC Rating: D (62) No: 0360-2323-3480-2324-2121
Total Floor Area: 1356sq feet (126.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

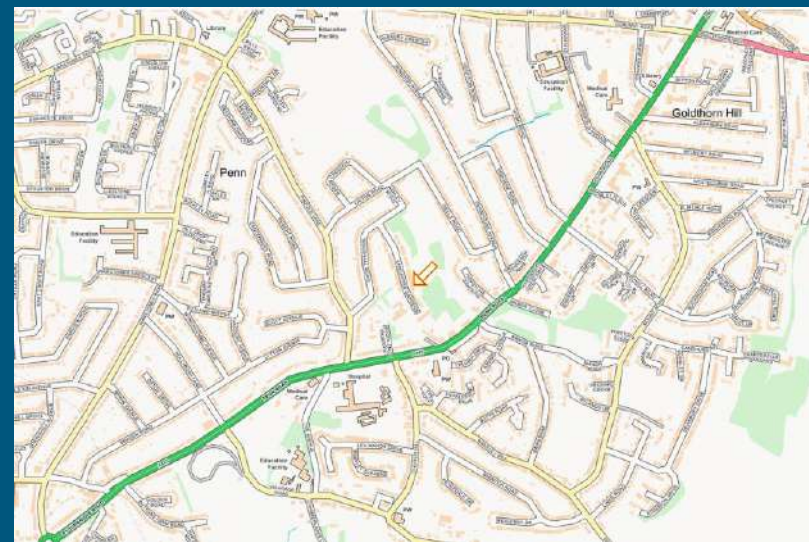
Situated in one of the most favoured locations in Penn just off Woodhall Road and convenient for the majority of amenities including shops & schools in both sectors, this modern & well-presented detached property is a fine example of a family home, ideal for purchasers requiring a high quality property, ready to just move into.

Originally constructed to a traditional design the property has been extensively extended & restyled in recent years to provide a most impressive interior with a host of charming features throughout and the benefit of both bedroom & bathroom accommodation on both floors.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is attractively appointed throughout incorporating many features with high quality carpets & flooring, neat décor throughout, a fitted breakfast kitchen and a stunning rear garden.

The gas centrally heated and double glazed interior incorporates entrance hall with staircase to first floor, fitted cloakroom, 23ft through living room with dining area, smart breakfast kitchen and useful utility with stores room. Initially the garage, this space has now been converted to provide a large downstairs bedroom and luxury ensuite with a wet room style suite. On the first floor there are four bedrooms, all with built in storage and both the master ensuite & family bathroom are fitted with luxury white suites. At the front of the property is a block paved driveway providing off road parking and the fully stocked, mature rear garden is a good size and has been neatly landscaped to provide a most pleasant setting, creating excellent usable outdoor space. Not only does the garden provide the maximum privacy, there is access to the woodland at rear.

Internal inspection is highly recommended to recognise this individual property, being a superb illustration of its type.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed front door and stairs to first floor. **Fitted**

Cloakroom: Fitted with a white suite comprising low level WC, sink unit, coved ceiling, tiled flooring and double glazed opaque window to front.

Bedroom Five: 15'1" (4.60m) x 8'2" (2.50m)

Built in double wardrobe, radiator and double glazed windows to front.

Ensuite: 8ft (2.45m) x 7'3" (2.20m)

Fitted with a wet room style suite having wall mounted electric power shower, low level WC, sink unit, marble effect tiled walls, recessed ceiling spot lights, vinyl flooring & extractor fan.

Through Living Room with Dining Area: 23'5" (7.15m) x 12'4" (3.75m)

Marble fireplace and hearth with gas coal fire & decorative surround, two radiators, wall light points, coved ceiling, double glazed bow window to front and matching French doors to rear garden.

Breakfast Kitchen: 16'1" (4.90m) x 10'6" (3.20m)

Fitted with matching suite of light units comprising 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards with under LED lighting, built in twin Bosh oven, microwave, 4-ring induction hob & stainless steel extractor hood, built in dishwasher, radiator, tiled splashbacks, tiled flooring and double glazed window to rear.

Utility: 7'3" (2.20m) x 5'5" (1.65m)

Fitted with base cupboards, worktop & circular sink unit with stainless steel mixer tap, plumbing for washing machine, part tiled walls, tiled flooring, PVC double glazed opaque door to side and double glazed window to rear. **Built in Storage Room:** Power, lighting and meter cupboard.

First Floor Landing: Loft hatch and built in floor to ceiling airing cupboard.

Bedroom One: 12'6" (3.80m) x 11'4" (3.45m)

Fitted with a range of built in laminate furniture including wardrobes, bedside drawers & dressing table with matching wall mounted mirror, radiator, coved ceiling and double glazed window to front. **Ensuite Shower Room: 10'6" (3.20m) x 5'1" (1.55m)**

Fitted with a white suite comprising walk in shower with chrome shower spray, vanity unit with storage & recessed WC, matching suspended wall cupboards with mirror & lighting, radiator with chrome heated towel rail, recessed ceiling spotlights, part tiled walls, vinyl flooring, extractor fan and double glazed opaque window to front.

Bedroom Two: 12'2" (3.70m) x 9ft (2.75m)

A range of built in furniture including wardrobes, overhead stores & drawers, radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 9ft (2.75m) x 6'11" (2.10m)

Radiator, built in cupboard/wardrobe, coved ceiling and double glazed window to rear.

Bedroom Four: 9ft (2.75m) x 6'11" (2.10m)

Radiator, built in double wardrobe and double glazed window to rear.

Bathroom: 7'7" (2.30m) x 6'3" (1.90m)

Fitted with a modern white suite comprising panelled bath with shower & screen, vanity unit with storage & recessed WC, large chrome heated towel rail/radiator, recessed ceiling spotlights, part tiled walls, vinyl flooring and double glazed opaque window to side.

Rear Garden: Full width terraced with sandstone tiled slabs & brick dwarf wall, steps down to lawn with gravelled bordered, raised flower beds with a variety of shrubs and trees, rear terrace with timber pergola, surrounding fencing and hedging with side gate and rear gate to field.

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.



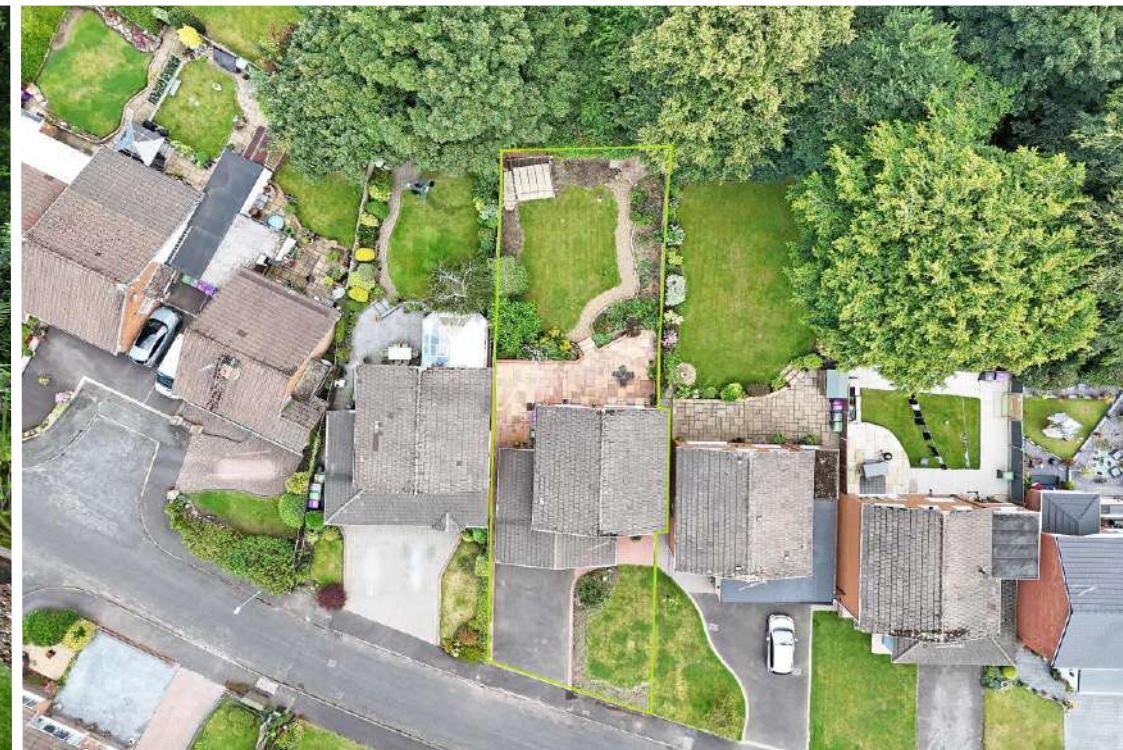














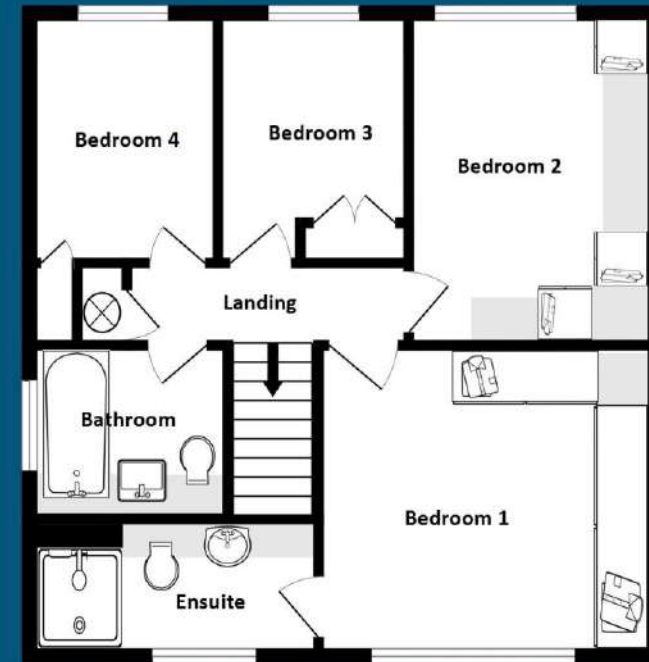
Ground Floor

Approx.: 818sq.ft. (76.0sq.m.) Approx.



First Floor

Approx.: 538sq.ft. (59.0sq.m)



Total Floor Area: 1356sq.ft (126.0sq.m.) 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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