



306 Warstones Road, Penn

**THOMAS HARVEY**  
ESTATE AGENTS



*An Extended & Individually Designed Three Bedroom Semi-Detached Family House In A Popular Residential Area, Offering Tremendous Potential To Reconfigure & Restyle To Own Requirements!*

**306 Warstones Road, Penn, Wolverhampton, WV4 4LB**

**Asking Price: £210,000**

**Tenure: Freehold**

**Council Tax: Band b – Wolverhampton**

**EPC Rating: D (61) No: 2734-0220-7409-0119-2206**

**Total Floor Area: 1206 sq. ft (112.0 sq. m) Approx.**

**No Upward Chain**

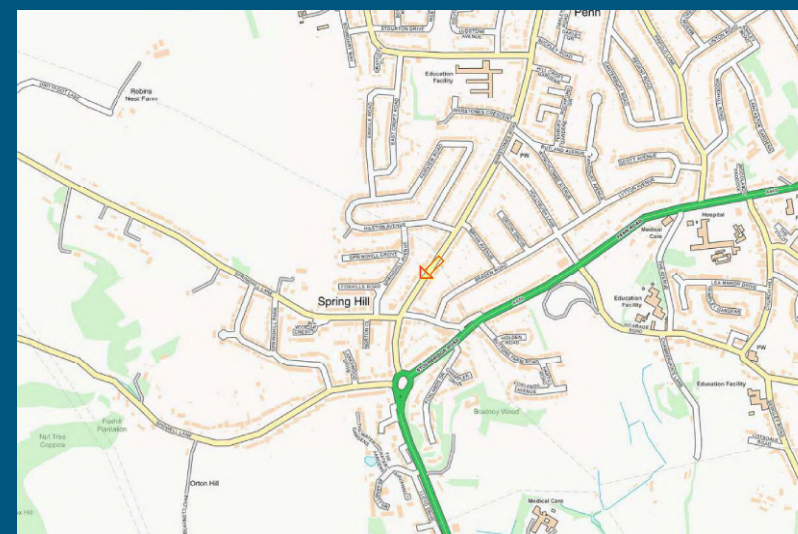
**Services: We are informed by the Vendors that all main services are installed**

Situated in one of the most sought after locations in Wolverhampton located adjacent to Springhill Lane junction and therefore most convenient for easy access to the majority of amenities, including Penn, Wombourne & of course Wolverhampton City Centre, this deceptive and extended semi-detached house is ideal for purchasers requiring a property to restyle to own requirements.

Adapted over the years by the present owners to create a unique & spacious layout with a number of period & character features throughout, including internal coloured glass windows, beamed ceilings and part panelled walls. The well planned interior which measures at approx. 1,206sq.ft. (112.0sq.m) includes porch to entrance hall, a 27ft long open plan living & dining room, and an L-Shaped full width kitchen is at the rear of the house. On the ground floor there is also a downstairs WC. On the first floor there are three bedrooms & shower room. At the front of the property is a driveway providing ample off road parking and leads to the carport at side. The rear garden has been mainly paved to offer low maintenance and has the further benefit of a detached double width twin garage at rear. Although already extended, there is still tremendous potential to extend the accommodation on both levels (Subject to Planning Permission).

With internal inspection highly recommended to appreciate the potential of this good sized family house, being convenient for the majority of amenities including schools, shops & bus routes, the gas centrally heated and double glazed accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: [properties@thomasharvey.co.uk](mailto:properties@thomasharvey.co.uk)**

**W: [www.thomasharvey.co.uk](http://www.thomasharvey.co.uk)**

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



**Entrance Hall:** Hardwood opaque glazed door & matching side windows, part panelled walls, radiator and staircase to first floor with built in cloaks cupboard below.

#### **Open Plan Dining Room & Living Room**

**Dining Room:** 12'6" (3.80m) x 11'0" (3.35m)

Radiator, open brick fireplace with oak mantle & tiled hearth, wall light points, beamed ceiling, internal coloured glass window to rear and open archway to living room. **Living Room:** 13'9" (4.20m into bay) x 11'10" (3.35m)

Radiator, wall light points, beamed ceiling, internal coloured glass window to side and double glazed bay window to front with door.

**L-Shaped Kitchen:** 8'8" (2.65m) x 5'11" (1.80m)

Built in traditional wooden units comprising 4-ring gas hob, oven, part panelled walls, radiator, cupboard housing gas fired Worcester central heating boiler, double glazed window to side and open archway to: **Further Kitchen Area : 17'9" (5.40m) x 7'10" (2.40m)**

Fitted with a traditional suite of wooden units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers, plumbing for washing machine, radiator, beamed ceiling, double glazed window to rear and hardwood door to side exterior.

**Downstairs WC.**

**First Floor Landing:** Radiator, loft hatch and double glazed opaque window to side.

**Shower Room:** 5'11" (1.80m) x 5'11" (1.80m)

Fitted with a white suite comprising shower with wall mounted electric shower unit, low level WC, vanity unit, part tiled walls and double glazed opaque window to rear.

**Bedroom One:** 13'9" (4.20m into bay) x 10'8" (3.25m)

Built in wardrobes with overhead stores, two radiators and double glazed bay window to front.

**Bedroom Two:** 12'6" (3.80m) x 11'0" (3.35m)

Built in wardrobes, radiator and double glazed window to rear.

**Bedroom Three:** 9'4" (2.85m) x 6'7" (2.00m)

Radiator and double glazed window to rear.

**Rear Garden:** Mainly surfaced for low maintenance with two detached garages at rear and side

**Carport:** 18'1" (5.50m) x 9'10" (3.00m)

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.

















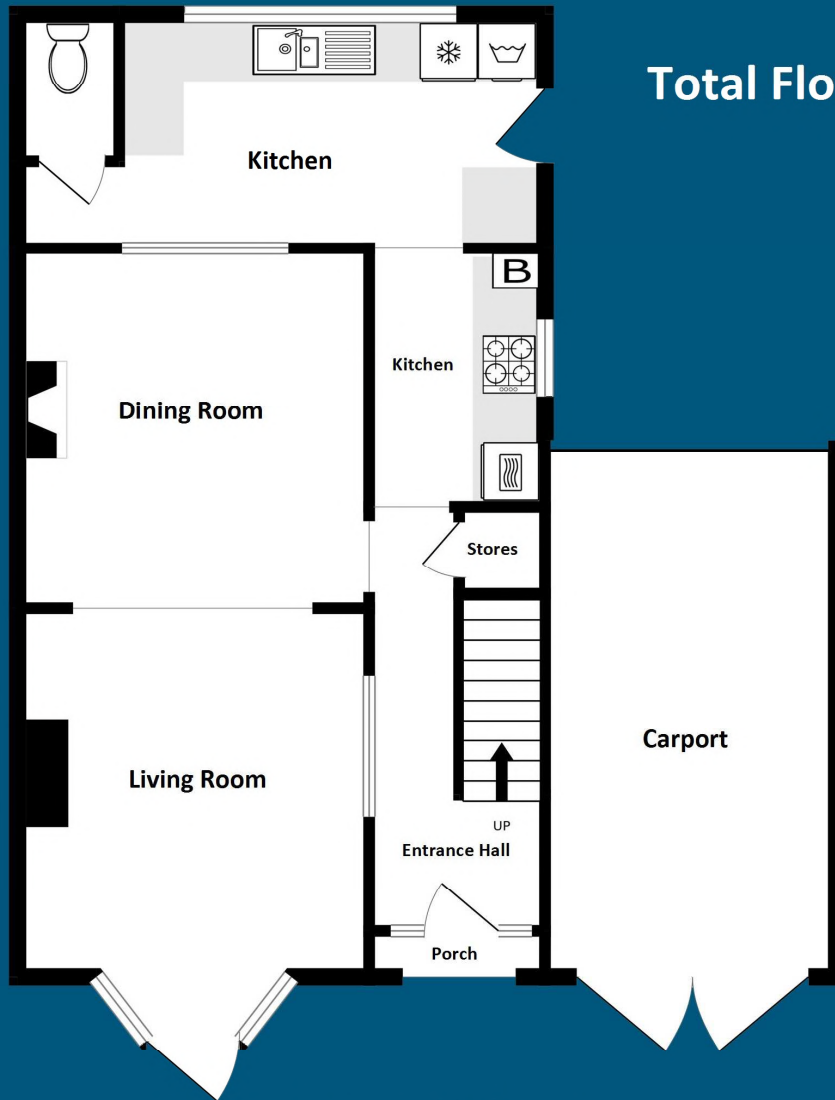






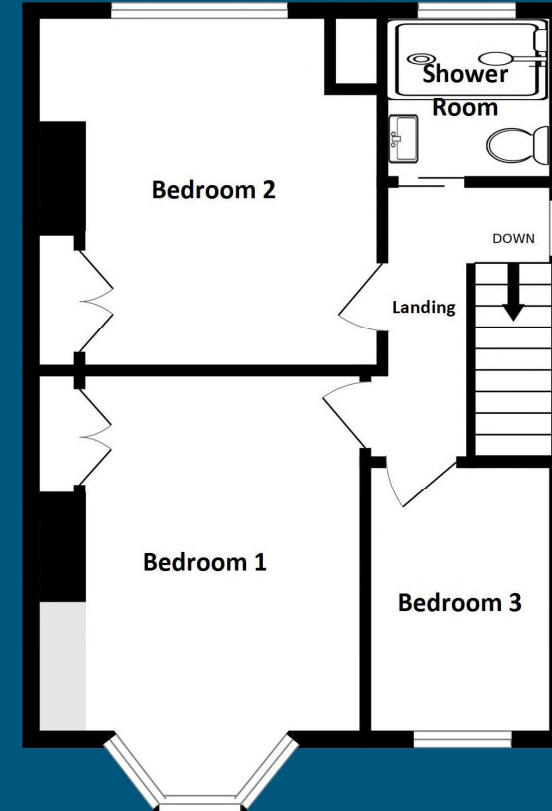


**Total Floor Area: 1206sq.ft. (112.0sq.m.) Approx.**



### Ground Floor

Approx.: 753sq.ft. (70.0sq.m.)



### First Floor

Approx.: 452sq.ft. (42.0sq.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.