



207 Warstones Road, Penn

THOMAS HARVEY
ESTATE AGENTS

A Well Designed Two Bedroom Semi Detached House With An Approx. 100ft Long Mature Rear Garden, Ideal For Buyers Requiring A Home To Restyle To Own Requirements!

207 Warstones Road, Penn, Wolverhampton, WV4 4LE
Asking Price: £220,000

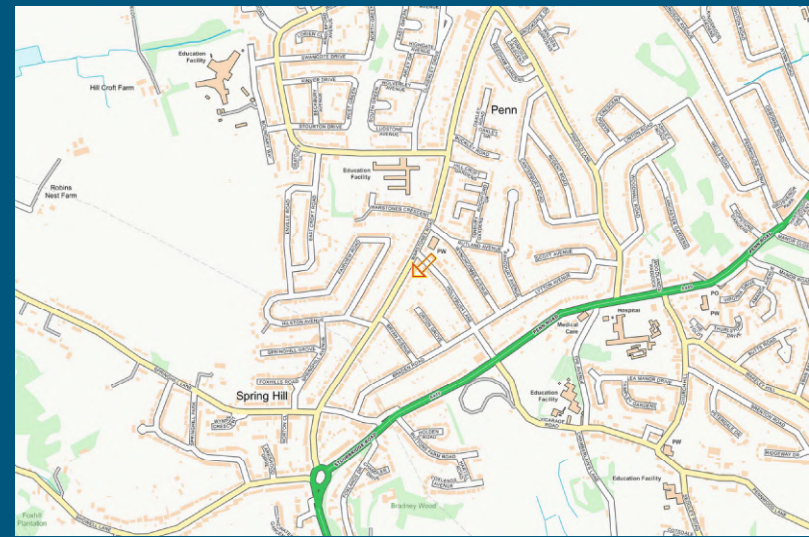
Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (64) No: 2322-0170-8411-5132-2867
Total Floor Area: 85 sq. metres (915.3 sq. feet) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most sought after locations in Penn, situated on Warstones Road between Hollybush Lane & Bryan Avenue, this deceptive semi-detached property is therefore convenient for easy access to the majority of amenities, including Penn, Wombourne & of course Wolverhampton City Centre.

An excellent example of its type, viewing of the interior is essential to appreciate the well-designed living accommodation which offers an ideal layout and perfect for buyers requiring a home to cosmetically restyle to own requirements. At approx. 735.2sq feet, the accommodation includes entrance hall with stairs to first floor, front living room, and a 16ft dining kitchen. Adjacent, internal access leads to the garage which provides tremendous potential to convert this space to create an L-Shaped open plan dining kitchen with family area (Subject to Planning Permission) On the first floor there are two double bedrooms and the bathroom is fitted with a traditional suite. At the front of the property is a driveway providing ample off road parking and of course leads to the garage. The rear garden which enjoys a south-east facing aspect is of a good size at approx. 100ft long and is not only fully stocked but enjoys a pleasant outlook.

Useful for the majority of local faculties including a number of shops, restaurant/ public houses, bus routes & good schooling in both sectors and having the popular St Bartholomew’s School within walking distance, 207 Warstones Road also benefits from no upward chain.

The gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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.

Living Room: 13'1" (4.02m into bay) x 11'4" (3.49m)

Marble style fireplace & hearth with decorative surround & electric fire, radiator, period style coved ceiling, wall light points and double glazed bay window to front.

Dining Kitchen: 15'8" (4.77m) x 11'11" (3.63m)

Fitted with a matching suite of traditional units comprising single drainer sink unit, a range of base cupboards & drawers, built in electric oven with gas hob & extractor hood over, plumbing for washing machine, tiled open fireplace, radiator, tiled flooring and double glazed window to rear with matching glazed door to garden. An internal PVC door leads to:

Garage: 21'7" (6.63m) x 8'6" (2.63m)

Side opening garage doors, built in cupboard under stairs, power, lighting and glazed door to rear garden with PVC double glazed window to rear.

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

Bedroom One: 12'8" (3.93m max) x 11'1" (3.39m)

Radiator, large walk in wardrobe and double glazed window to front.

Bedroom Two: 12'4" (3.79m) x 8'7" (2.66m max)

Radiator and double glazed window to rear.

Bathroom: 7'0" (2.14m) x 9'1" (2.79m)

Fitted with a traditional suite comprising panelled bath, separate corner shower enclosure with electric shower, low level WC, pedestal wash hand basin, radiator, part tiled walls, built in airing cupboard housing wall mounted gas fired Worcester central heating boiler, tiled effect vinyl flooring and double glazed opaque windows to rear.

Rear Garden: At over approx. 100ft long the rear garden has been landscaped to provide a pleasant setting with a large paved terrace, lawn, a variety of shrubs & trees, surrounding fencing, a number of garden shed and a brick fish pool with timber pergola over.

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.



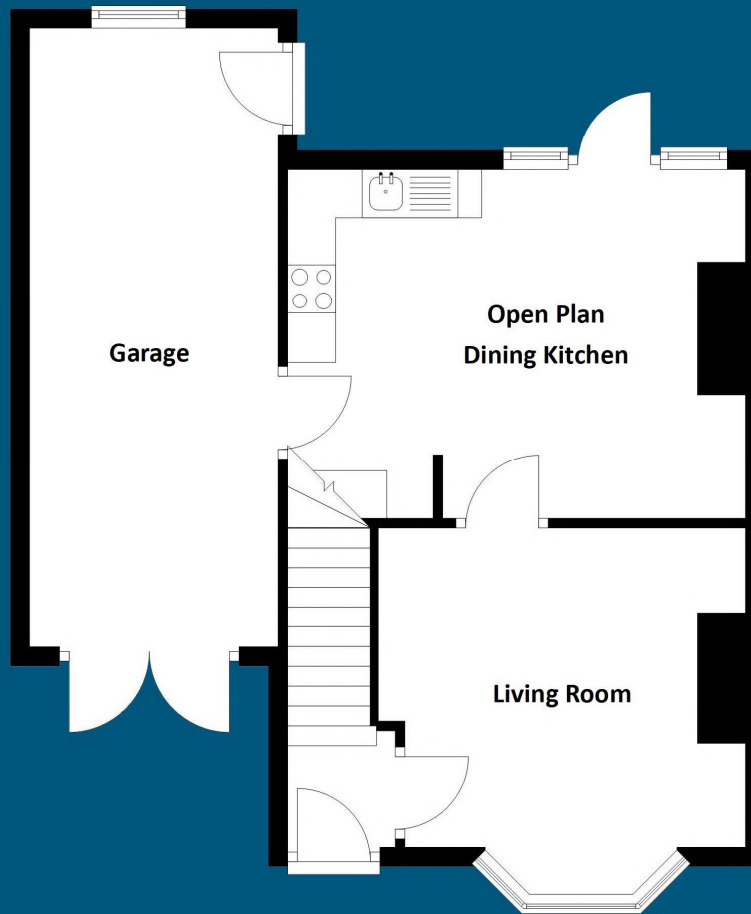






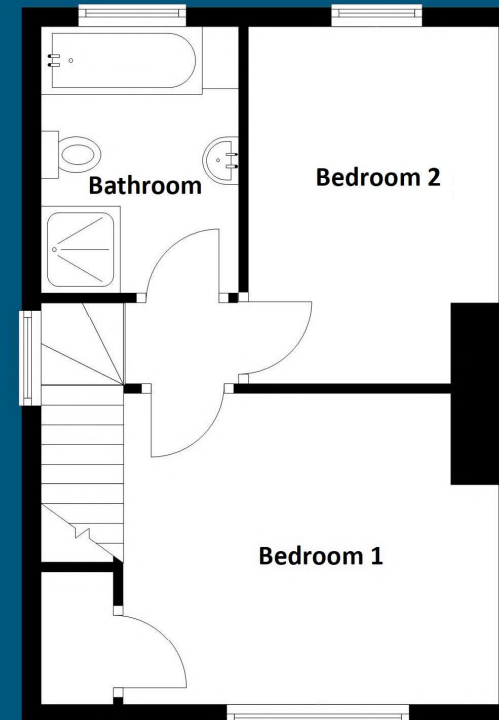


**Total Floor Area Approx.:
915.3sq feet (85 sq metres)**



Ground Floor

Approx.: 545.7sq feet (50.7 sq metres)



First Floor

Approx.: 369.6sq feet (34.3 sq metres)

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.

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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.
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