



10 Glade Gardens, Penn

**THOMAS HARVEY**  
ESTATE AGENTS



A Beautifully Presented Modern (Built in 2021) Three Bedroom Two Bathroom Detached Family House Located In A Popular Residential Area Of Penn!

10 Glade Gardens, Penn, Wolverhampton, WV4 4AE  
Asking Price: £250,000

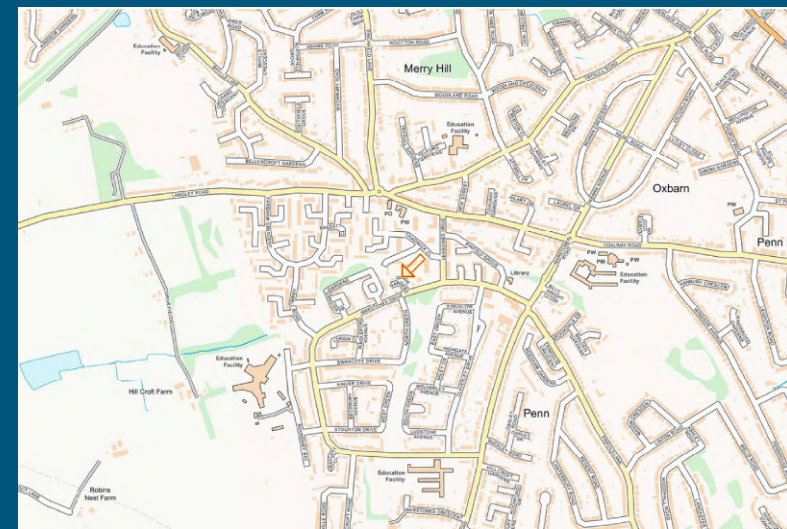
Tenure: Freehold  
Council Tax: Band C - Wolverhampton  
EPC Rating: B (88) No: 1659-5137-6110-2186-6292  
Total Floor Area: 904sq feet (84.sq metres) Approx.  
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position on this modern development just off Warstones Drive and therefore in an established residential area convenient for easy access to the city centre, this well designed detached house must be inspected internally to appreciate the practical layout, utilising the maximum space.

Only constructed in 2021, the site was formally a care home and now consists of 17 dwellings of 2 & 3 bedroom storey houses together with three bungalows. Viewing will reveal a number of attractive features including fresh & simplistic décor throughout, smart carpets & flooring, white bathrooms, a stylish open plan dining kitchen and of course a valid NHCB Warranty. The interior which measures at approx. 904sq feet includes entrance hall with fitted cloakroom & stairs to first floor, front living room and an a full width open plan dining kitchen which is fitted with a contemporary grey gloss suite. On the first floor, the landing leads to three bedrooms and both the ensuite shower room & family bathroom are fitted with white suites. At the side of the property is a driveway providing off road parking with the benefit of an EV charging point and a gated side entry leads to the enclosed rear garden with large timber shed & covered storage area.

Useful for the majority of local faculties including a number of shops, restaurant/ public houses, bus routes and having a number of schooling (in botch sectors) being within walking distance. Glade Gardens also has the pleasant feature of fields & open greenery adjacent.

An excellent example of its type and having the use of solar panels, gas central heating & double glazing, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Composite front door with double glazed opaque insert, radiator and C-Shaped staircase to first floor. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, pedestal wash hand basin, radiator, laminate effect vinyl flooring, extractor fan and double glazed opaque window to front.

**Living Room: 13'7" (3.19m) x 10'6" (3.19m)**

Radiator and double glazed windows to front & side.

**Breakfast Kitchen: 18'1" (5.54m) x 11'0" (3.36m)**

Fitted with a matching suite of modern grey gloss units comprising a range of base cupboards & drawers with matching marble effect laminate worktops, stainless steel 1½ drainer sink unit, built in electric oven, 4-ring gas hob with stainless steel extractor hood over, concealed gas fired Worcester central heating boiler, recess for fridge, plumbing for dishwasher & washing machine, two radiators, laminate effect vinyl flooring, double glazed French doors to rear with matching windows and a useful storage cupboard under stairs.

**First Floor Landing:** Radiator and loft hatch.

**Bedroom One: 14'6" (4.48m) x 8'3" (2.54m)**

Radiator and double glazed windows to rear. **Ensuite: 8'2" (2.50m) x 3'2" (1.00m)**

Fitted with a white suite comprising shower enclosure with wall mounted electric shower unit, pedestal wash hand basin, low level WC, radiator, part tiled walls, laminate effect vinyl flooring, extractor fan and double glazed opaque window to side.

**Bedroom Two: 11'5" (3.48m max) x 9'8" (3.00m)**

Radiator and double glazed picture window to front.

**Bedroom Three: 11'6" (3.55m max) x 8ft (2.45m)**

Radiator, built in cupboard / wardrobe and double glazed window to front.

**Bathroom: 7'9" (2.41m)x 6'1" (1.87m)**

Fitted with a white suite comprising panelled bath with shower unit & screen, pedestal wash hand basin, low level WC, radiator, part tiled walls, laminate effect vinyl flooring, extractor fan and double glazed opaque window to side.

**Rear Garden:** Enclosed with full width paved patio, shaped lawn, a variety of plants & shrubs, large timber shed with external covered storage at side, surrounding fencing and side gate leading to driveway at front.

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.













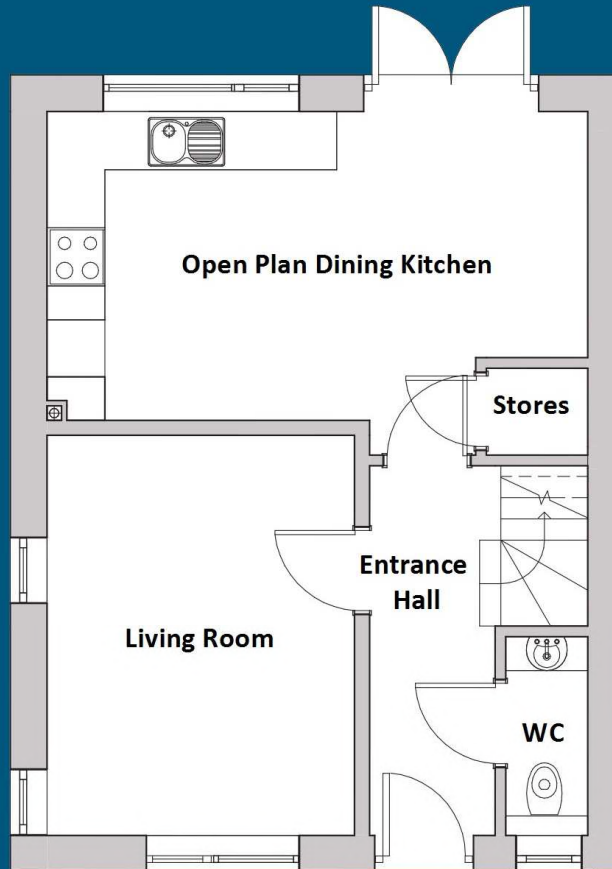




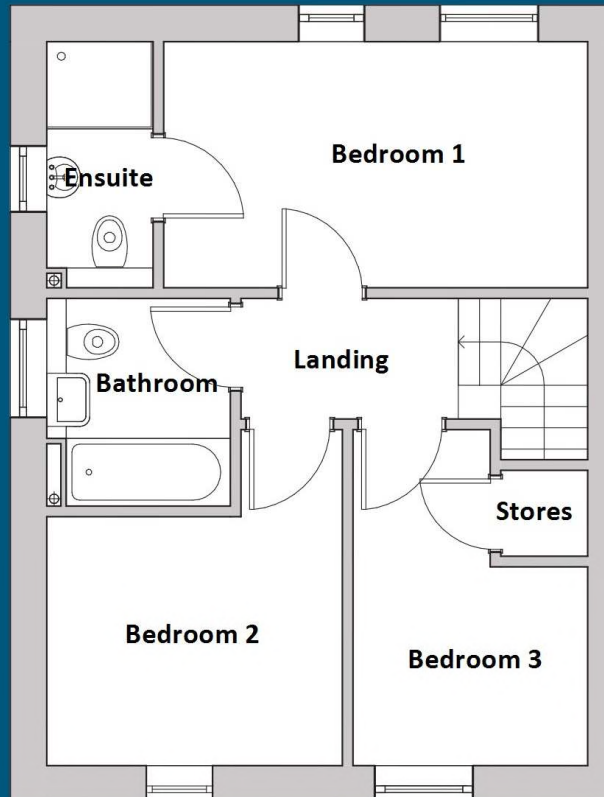




## Ground Floor



## First Floor



**Total Floor Area: 904sq feet  
(84sq 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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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