



THOMAS HARVEY
FOR SALE
NEW EDITION
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312 Penn Road, Penn

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive Three Storey Four Bedroom Three Bathroom Period Semi Detached House, Recently Restyled To Provide A Most Charming Interior, Ideal For Buyers Ready To Just Move Into!

312 Penn Road, Penn, Wolverhampton, WV4 4AQ
Asking Price: £400,000

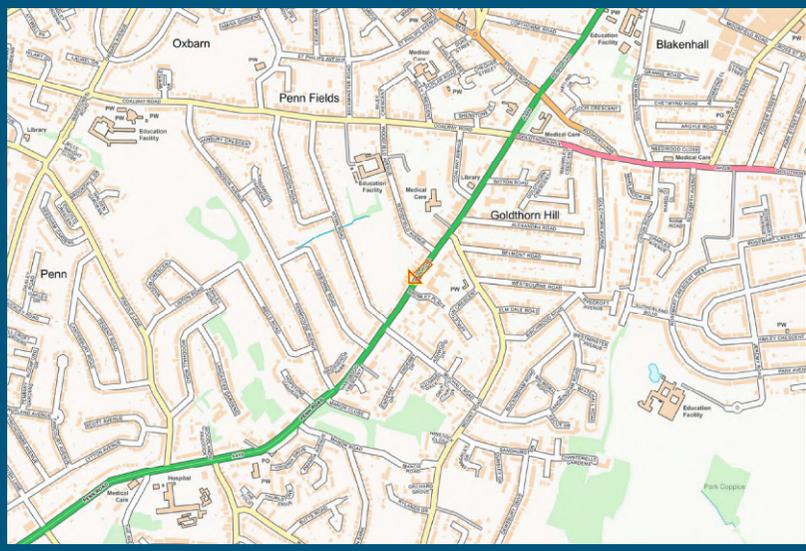
Tenure: Freehold
Council Tax: Band D- Wolverhampton
EPC Rating: D (56) No: 2600-3965-0222-2298-3573
Total Floor Area: 1905sq feet (177.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Occupying a prime position set back from the road and within easy access of the city centre and the majority of amenities, this distinctive and most impressive 1901 Edwardian semi-detached property is a superb example of a good sized family residence, perfect for buyers requiring a home, ready to just move into!

Recently restyled to provide a modern & charming interior, 312 Penn Road still retains the charm and appeal of a period property with a number of distinctive & character features throughout. Viewing will reveal a number of welcoming aspects including a number of replaced double glazed units, new carpets & flooring, refitted luxury bathrooms and a new breakfast kitchen with an extensive range of laminate units.

Arranged over three floors, the spacious interior which measures at approx. 1905sq feet includes porch to entrance hall with Minton flooring & built in cloaks cupboard under the stairs, the choice of two large reception rooms, both with feature fireplaces and at the rear is a refitted breakfast kitchen which has been redesigned to create an open plan aspect with adjacent dining/ sitting area, fitted cloakroom and useful utility cupboard. From the entrance hall, a feature staircase leads to the first floor where there are two large bedrooms, a well-appointed family bathroom and a separate shower room. On the second floor there are a further two double bedrooms and a new shower room. At the front of the property is a gravelled driveway providing off road parking. The approx. 100ft long rear garden provides a most pleasant outlook with the added benefit of views over the adjacent allotments to provide tranquil and private setting.

Convenient for the majority of amenities within walking distance of local shops and having Penn, Wombourne & of course Wolverhampton City Centre all within easy reach, internal inspection is highly recommended to appreciate such a unique opportunity. Offered with No Upward Chain, the gas centrally heated and double glazed accommodation further comprising:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 56 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: Glazed front door and tiled flooring. **Entrance Hall:** Internal hardwood door with stained glass leaded window, radiator, panelled staircase to first floor with built in storage below and Minton style tiled flooring.

Living Room: 14'3" (4.35m into bay) x 12'2" (3.70m)

Feature fireplace, radiator, , coved ceiling, laminate flooring and double glazed bay picture window to front.

Sitting/ Dining Room: 13'11" (4.25m) x 10'8" (3.25m)

Radiator, coved ceiling, laminate flooring and double glazed window to rear.

Breakfast Kitchen: 15'7" (4.75m) x 10'8" (3.25m)

Fitted with an extensive suite of matching laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, concealed gas fired central heating boiler, laminate worktops with stainless steel 1½ drainer sink unit, recess & gas point for double width cooker having stainless steel extractor hood over, built in wine cooler, fridge, freezer, dishwasher & additional freezer, slate style tiled flooring, glazed brick tiled splashbacks and double glazed window to side.

Open archway to Family / Dining Area: 16ft (5.15m max) x 7'5" (2.25 max)/ 6'11" (2.10min)

Floor to ceiling built in utility cupboard with plumbing for washing machine & recess for dryer, radiator, wall light points and hard wood double glazed French doors to rear.

Downstairs Fitted Cloakroom: Fitted with a white suite comprising low level WC, pedestal wash hand basin, radiator, tiled flooring, extractor fan and double glazed opaque window to side.

First Floor Galleried Landing: Radiator and second staircase to first floor.

Bathroom: 10'8" (3.25m) x 9'2" (2.80m)

Fitted with a new bespoke white suite comprising panelled bath, separate corner shower enclosure with shower, recessed WC, bidet & pedestal wash hand basin, radiator, chrome heated towel rail, extractor fan, tiled flooring and double glazed opaque window to rear.

Shower Room: 7'7" (2.30m) x 5'11" (1.80m)

Fitted with a white suite comprising corner shower enclosure with electric shower, vanity unit with matching recessed WC, radiator, part tiled walls, wood style flooring, extractor fan and double glazed opaque window to side.

Bedroom One: 16'5" (5.00m) x 12'8" (3.85m)

Full width built in wardrobes, two radiators, laminate flooring and two double glazed windows to front.

Bedroom Two: 13'11" (4.25m) x 10'8" (3.25m)

Period style cast iron fireplace, radiator, coved ceiling, laminate flooring and double glazed window to rear.

Second Floor Landing: Radiator and loft hatch.

Bedroom Three: 16'5" (5.00m) x 12'8" (3.85m)

Built in laminate wardrobes & drawers, period style cast iron fireplace, radiator, laminate flooring and double glazed windows to front.

Bedroom Four: 13'11" (4.25m) x 10'8" (3.25m)

Radiator, laminate flooring, skylight and window to rear.

Shower Room: 15'7" (4.75m max) x 5'5" (1.65m)

Fitted with a new suite comprising twin vanity unit with storage and LED lighting, wall mounted mirrored cabinet with LED lighting, low level WC, walk in tiled shower with chrome power shower, designer 'Katothem' vertical radiator, recessed ceiling spot lights, tiled flooring, built in shelving into eaves and double glazed skylight to rear.

Rear Garden: The landscaped and mature rear garden measuring at approx. 100ft long and having a large paved terrace overlooking the shaped lawn, paved path, flowering borders, a variety of shrubs & trees and surrounding fencing & hedging.

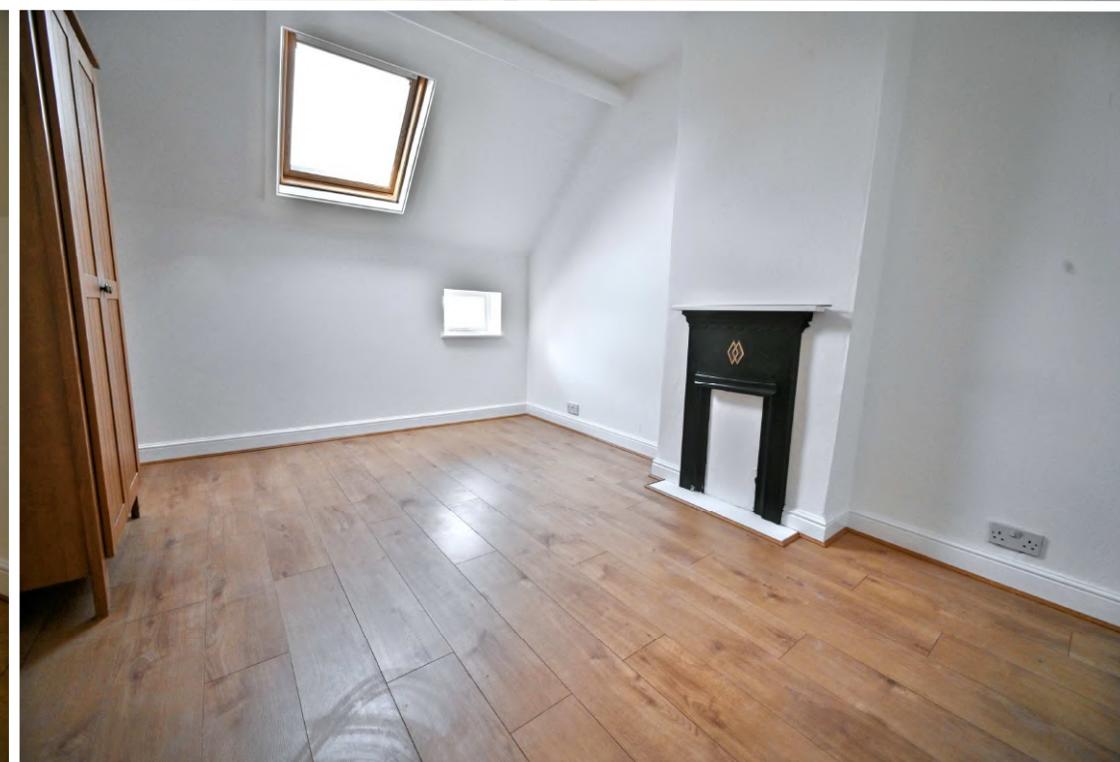
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





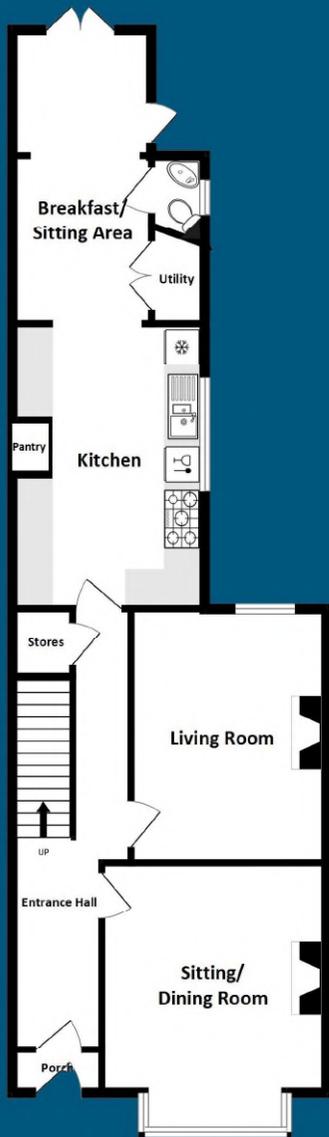








**Total Floor Area Approx.:
1905sq feet (177.0 sq metres)**



Ground Floor

Approx.: 775sq feet (72.0 sq metres)

First Floor

Approx.: 635sq feet (59.0 sq metres)

Second Floor

Approx.: 495sq feet (46.0 sq metres)



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:-

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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.