



41 Sandringham Road, Penn

THOMAS HARVEY
ESTATE AGENTS

A Distinctive Four Bedroom Detached Family House, Occupying A Prominent Corner Position In This Favoured Address Of Penn & Having Tremendous Potential To Extend The Already Spacious Accommodation!

41 Sandringham Road, Penn, Wolverhampton, WV4 5SU

Asking Price: £500,000

Tenure: Freehold

Council Tax: Band B - Wolverhampton

EPC Rating: D (66) No: 0115-3048-9204-8095-9200

Total Floor Area: 1928.5sq feet (179.2sq metres) Approx.

No Upward Chain

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

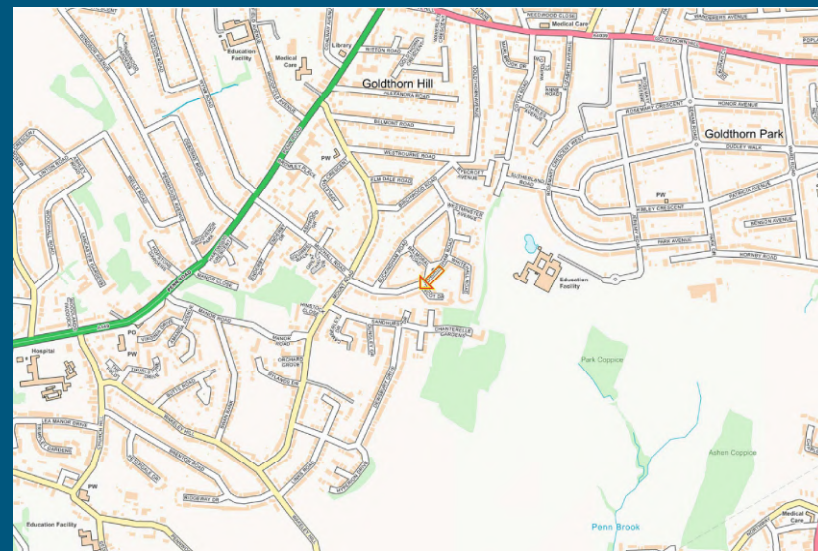
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have good coverage outdoor.

Occupying a prominent position on the corner of Sandringham Road & Ascot Drive, this distinctive double fronted detached house sits on a raised site, measuring at approx. 6,274sq feet and is undoubtedly an excellent example of a large family home.

Viewing of the interior is essential to appreciate the well planned layout which has been very well maintained over the years, yet still offers the opportunity for buyers looking to restyle a home to their own requirements. Furthermore, although No 41 has been extended to provide an impressive interior of approx. 1928.5sq feet, there is tremendous potential to extend further (either side of the house) to provide a two storey side extension and a first floor addition over the garage (Subject to Planning Permission). The interior which has the benefit of gas central heating & double glazing, includes a welcoming reception hall, a through 18ft lounge and at the centre of the house is a separate open plan sitting & family room, perfect for entertaining large families and guests. Adjacent, the breakfast kitchen is fitted with a traditional wooden suite and leads to a further reception room which could be used for a multitude of purposes i.e. dining room, home office, playroom etc. The ground floor also includes a guest WC, utility room and internal access to the double garage. On the first floor the, galleried landing leads to four bedrooms and a well-appointed bathroom. At the front of the house, is a block paved 'in & out' driveway providing off road parking for several vehicles with the added benefit of double gates at side for screened additional parking. The landscaped rear garden not only enjoys a south facing aspect but maintains the maximum privacy.

Situated in a favoured area of Penn and within easy distance of the majority of the amenities, the area is served well by popular schooling in both sectors, local shops, bus routes, Public Houses/ Restaurants and the city centre is also less than approx.2 miles away. Offered with no upward chain, internal inspection is highly recommended to appreciate this superb example of if its type which further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Reception Hall: PVC double glazed leaded opaque front door with matching side windows, radiator, laminate style flooring and staircase to first floor.

Lounge: 18'10" (5.73m) x 11ft (3.35m)

Feature marble effect fireplace with matching hearth & gas coal fire, radiator, coved ceiling, double glazed leaded bow window to front and double glazed French doors to rear garden.

Open Plan Sitting/ Family Room: 14'8" (4.46m max) x 11'7" (3.52m) x 11'1" (3.38m) x 10'9" (3.29m)

Two radiators, double glazed leaded bow window to front, double glazed bay window to rear and PVC double glazed opaque door to rear garden. **Fitted Cloakroom:** low level WC, sink unit, radiator, tiled walls and double glazed opaque window to rear.

Kitchen: 15'6" (4.73m) x 10'1" (3.08m)

Fitted with a traditional wooden suite comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards and drawers with matching worktops, coved suspended wall cupboards, wall mounted gas fired Worcester central heating boiler, recess & gas point for cooker, plumbing for washing machine, radiator, tiled effect flooring and double glazed windows to rear.

Dining Room: 15'4" (4.67m) x 8'10" (2.68m)

Radiator and double glazed leaded window to front.

Utility: 9'6" (2.90m) x 9'1" (2.77m)

Worktop with stainless steel single drainer sink unit, plumbing for washing machine, built in base cupboards, suspended wall cupboards and double glazed opaque window to rear with matching door. Internal access leads to:

Garage: 16'1" (4.89m) x 15'9" (4.80m)

Remote controlled 'Up & Over' garage door, power, lighting and shelving.

First Floor Galleried Landing: Radiator, loft hatch and double glazed opaque windows to rear.

Family Bathroom: 8'5" (2.56m) x 8'2" (2.48m)

Fitted with a white suite comprising panelled bath, separate corner shower enclosure with electric shower, pedestal wash hand basin, low level WC, radiator, mirrored cabinet, tiled walls and double glazed opaque window to rear.

Bedroom One: 12ft (3.65m) x 11'2" (3.41m max)

Full width built in wardrobes with overhead stores and dressing area, radiator and double glazed leaded window to front.

Bedroom Two: 11'6" (3.51m) x 11'1" (3.38m)

Radiator and double glazed window to rear.

Bedroom Three: 11'1" (3.38m) x 7ft (2.13m)

Radiator and double glazed leaded window to front.

Bedroom Four: 6'11" (2.12m) x 6'10" (2.09m)

Radiator and double glazed leaded window to front.

Rear Garden: Not only enjoying a south-facing aspect, the enclosed garden offers private setting and includes a large L-Shaped paved patio, shaped lawned area, a variety of shrubs & trees, surrounding fencing and double wooden gates provide additional screened off road parking at side.





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.











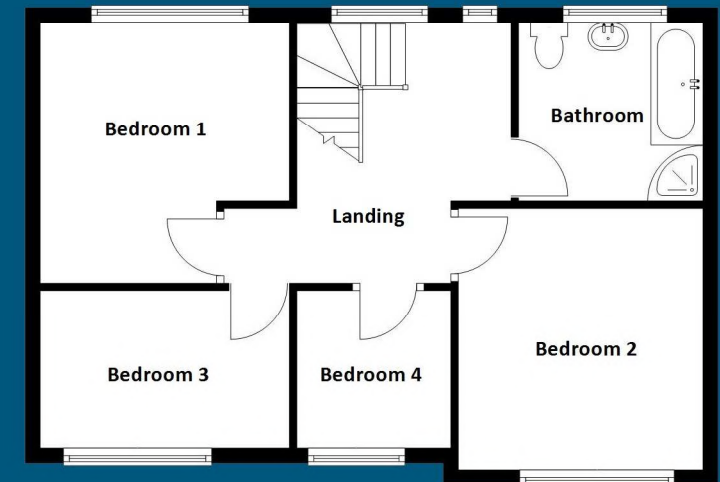
Ground Floor

Approx.: 1357.7sq feet
(126.1sq metres)



First Floor

Approx.: 571sq feet
(53.0sq metres)



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Total Floor Area: 1928.5sq feet (179.2sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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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