



51 Swan Bank, Penn

THOMAS HARVEY
ESTATE AGENTS

A Charming & Character Two Bedroom End Terraced Property With Not Only Enjoying A 100ft Long South East Aspect But Adjacent to Allotment Gardens!

51 Swan Bank, Penn, Wolverhampton, WV4 5PZ
Asking Price: £180,000

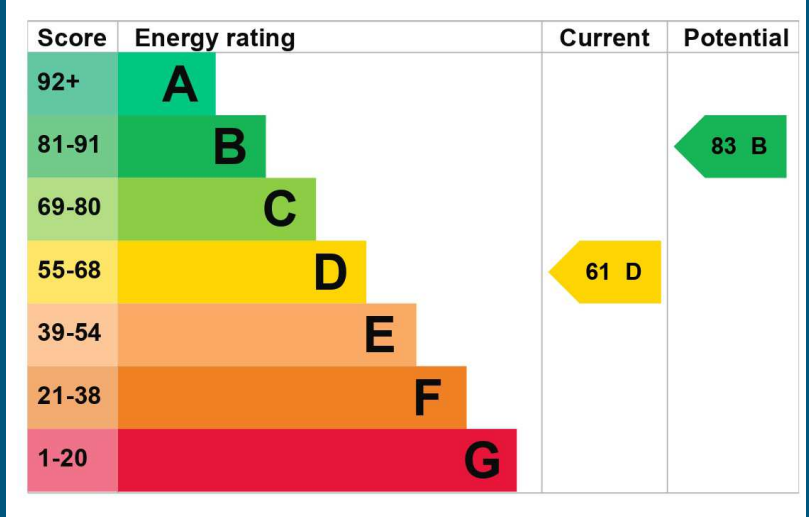
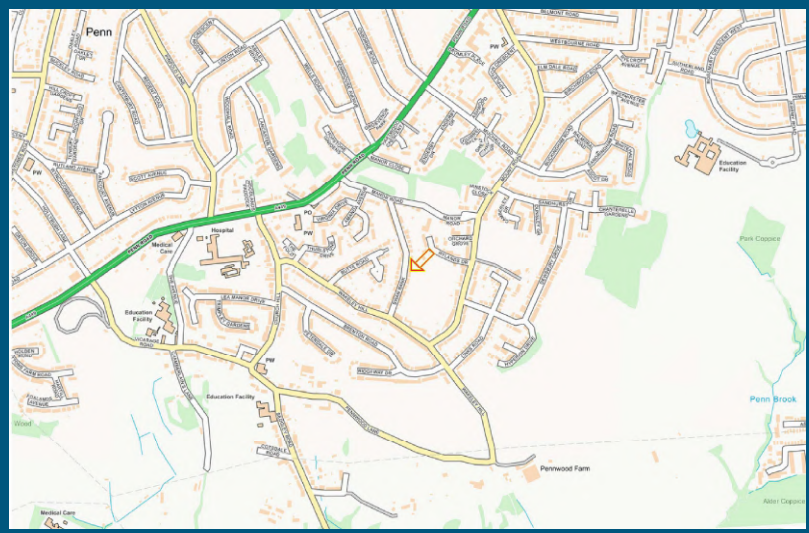
Tenure: Freehold
Council Tax: Band A - Wolverhampton
EPC Rating: D (61) No: 3635-5824-4400-0760-8296
Total Floor Area: 839.7sq feet (78.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position in one of the most favoured locations in Penn, positioned just off Wakeley Hill/ Manor Road and adjacent to allotment gardens at rear, this deceptive end terraced property has been well maintained over the years to provide a pleasant example of its type.

Viewing will reveal that the accommodation has been built to utilise the maximum space and although the property has been well kept, 51 Swan Bank offers tremendous potential to restyle to own requirements.

At approx. 839.7sq ft., the accommodation includes entrance hall with stairs to first floor, traditional kitchen at front and the choice of two reception rooms at rear which have been designed to create an open plan space. On the first floor there are two double bedrooms and the bathroom is fitted with a traditional white suite. At the side of the house, a shared gravelled driveway leads to the south-east facing rear garden which is a certainly a special feature, at approx. 100ft long, it creates a beautiful setting.

Within easy distance of local shops, bus routes and schools in both sectors, the city centre is also less than approx. 2 miles away. Having the benefit of gas central heating & double glazing, this desirable property, which has no upward chain, further comprises:



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Entrance Hall: Composite double glazed opaque front door, radiator and cloaks recess under stairs.

Kitchen: 11'3" (3.44m) x 7'9" (2.37m)

Fitted with a traditional suite comprising stainless steel single drainer sink unit, a range of base cupboards & drawers, recess & gas point for cooker, plumbing for washing machine, radiator, vinyl flooring and double glazed window to front.

Living Room: 11'7" (3.54m) x 8'4" (2.53m)

Log burner stove, radiator, secondary glazed windows to side, staircase to first floor and open archway to: **Dining Room: 11'5" (3.48m) x 9'9" (2.96m)**
Radiator, built in base cupboards, secondary glazed window to side and hardwood rear door.

First Floor Landing: Radiator.

Bedroom One: 11'7" (3.53m) x 11'3" (3.44m)

Built in twin floor to ceiling double wardrobes with matching drawers & dressing area, radiator and double glazed window to front.

Bedroom Two: 12'3" (3.74m) x 8'5" (2.56m)

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

Bathroom: 10'10" (3.29m) x 5'11" (1.81m)

Fitted with a traditional suite comprising panelled bath with shower spray over, vanity unit, low level WC, radiator, vinyl flooring and double glazed opaque window to rear.

Rear Garden: Measuring at approx. 100ft long, the rear garden enjoys a south-east facing aspect with rear views over adjacent allotments and includes patio & path, rockeries, vast lawn, a variety of shrubs & trees, surrounding fencing and rear views over allotments.

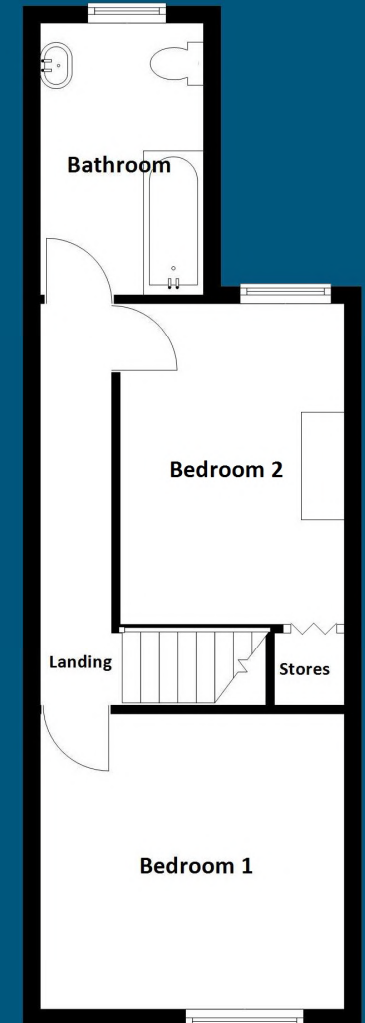
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



Ground Floor

Approx. 462sq feet
(43.0sq metres)

**Total Floor Area: 839.7sq feet
(78.0sq metres) Approx.**



First Floor

Approx.: 376.9sq feet
(35.0sq 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.

MISDESCRIPTONS 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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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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