



29 Tenbury Gardens, Penn

THOMAS HARVEY
ESTATE AGENTS

An Extensively Extended & Remodelled High Quality Three Bedroom Detached Family House. With A Fantastic Open Plan Kitchen & Living Area, Undoubtedly One Of The Finest Examples Of Its Type On The Market!

29 Tenbury Gardens, Penn, Wolverhampton, WV4 4JD

Asking Price: £345,000

Tenure: Freehold

Council Tax: Band C - Wolverhampton

EPC Rating: D (65) No: 9481-3051-3206-2705-9204

Total Floor Area: 1337.1sq feet (124.2sq metres) Approx.

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

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

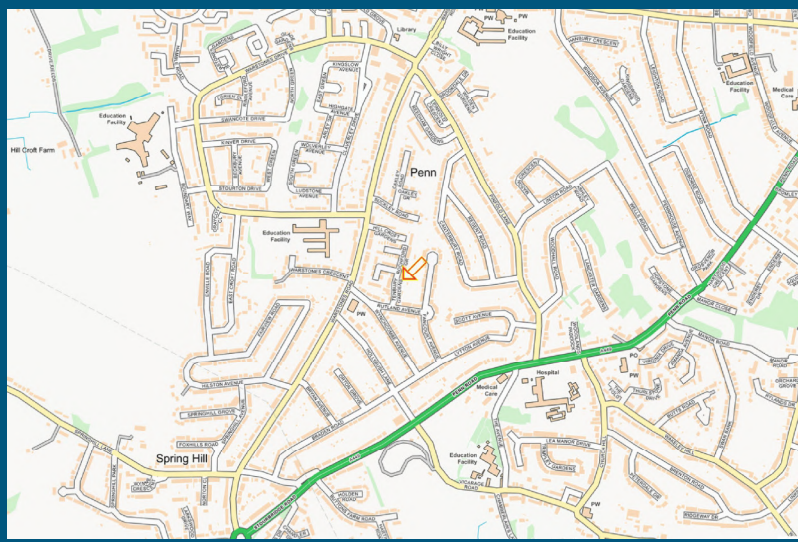
Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in one of the most sought after locations in Penn, positioned in a quiet cul-de-sac just off Rutland Avenue and therefore convenient for the majority of amenities, this distinctive and most attractive detached property has been sympathetically extended & remodelled in recent years to a superior specification providing a beautifully presented interior, with no expense spared!

A first class example of its type, viewing of the deceptive accommodation is essential to comprehend the surprisingly spacious living space and measuring at approx. 1337.1sq feet is stylishly appointed throughout incorporating many striking features. These include quality carpets & flooring, trendy & simplistic décor throughout, a number of oak veneer internal doors, external doors & double glazed windows, luxury refitted modern bathroom and a spectacular full width bespoke open plan kitchen with dining & family area having bifold doors to the rear garden.

Thoughtfully re-designed, the versatile interior offers outstanding living accommodation ideal as a family house and now includes reception porch, living room with remote controlled electric fire and an open entry to the delightful 22ft full width open plan kitchen with family/ dining area, having been recently fitted with an extensive contemporary bespoke suite including a utility area at side. Undoubtedly a superb living space for entertaining large families and guests. From the living room, an L-Shaped staircase leads to the first floor, where there are three double bedrooms and a well-appointed luxury bathroom. At the front of the property is a walled double width driveway providing ample off road parking and the enclosed rear garden enjoys a south-east facing aspect.

Tenbury Gardens is within walking distance of many local facilities including a number of shops, restaurant/ public houses, bus routes & good schooling in both sectors including the popular St Bartholomew's School. Wolverhampton City Centre & Wombourne are both less than approx.2.5 miles away. Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching side windows, recessed ceiling spot lights and wood stripped flooring.

Living Room: 23'5" (7.14m) x 11'11" (3.62m)

Internal oak veneered door with full height opaque glazed side window, modern fire place with remote controlled log effect electric fire, graphite vertical radiator, coved ceiling, recessed ceiling spot lights, L-Shaped staircase to first floor, double glazed opaque window to front and large cloaks cupboard with wall mounted gas fired Baxi central heating boiler and opaque window. An open archway leads to:

Open Plan Dining Kitchen: 22ft (6.70m) x 12'4" (3.76m) x 9'7" (2.93m) x 6'7" (2.01m)

Fitted with a stunning bespoke suite of matching shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, matching central island/ breakfast bar with drawers & twin integrated fridges, Carrera quartz worktops with sunken 1.5 drainer sink unit & brass mixer tap, recess for cooker, built in appliances include dishwasher & freezer, two white vertical radiators, concealed plumbing & recess for both washing machine & tumble dryer, recessed ceiling spot lights, vaulted ceiling with three skylights, LVT flooring, composite double glazed side door, double glazed window to rear and bifold doors lead to the rear garden.

Sitting Room: 14'11" (4.55m) x 9'9" (2.98m)

White period style radiator, recessed ceiling spot lights, opaque window to side and double glazed window to front. **Guest WC:** Fitted with a white suite comprising low level WC, corner sink unit, radiator, recessed ceiling spot lights and extractor fan.

First Floor Landing: Coved ceiling and recessed ceiling spot lights.

Bedroom One: 13'3" (4.04m) x 10'6" (3.20m)

Built in wardrobe with overhead stores, radiator, coved ceiling, recessed ceiling spot lights and double glazed window to front.

Bedroom Two: 15'5" (4.69m) x 10'3" (3.12m)

Radiator, coved ceiling, recessed ceiling spot lights and double glazed window to rear.

Bedroom Three: 9'6" (2.89m) x 7'8" (2.33m)

Built in wardrobe with overhead stores, radiator, coved ceiling, recessed ceiling spot lights and double glazed window to front.

Bathroom: 13'5" (4.10m) x 6'1" (1.86m)

Fitted with a luxury suite comprising panelled bath, separate shower enclosure with overhead rainfall shower & handheld spray, vanity unit with storage & recessed WC, chrome heated towel rail, stone style tiled walls with wall mounted mirror, recessed ceiling spot lights, loft hatch, Karndean flooring and double glazed opaque windows to front & side.

Rear Garden: South-east facing rear garden with gravelled terrace, steps lead to lawn, surrounding fencing, gated side access and full width timber stores which could be converted into a multitude of purposes having power & lighting.

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.







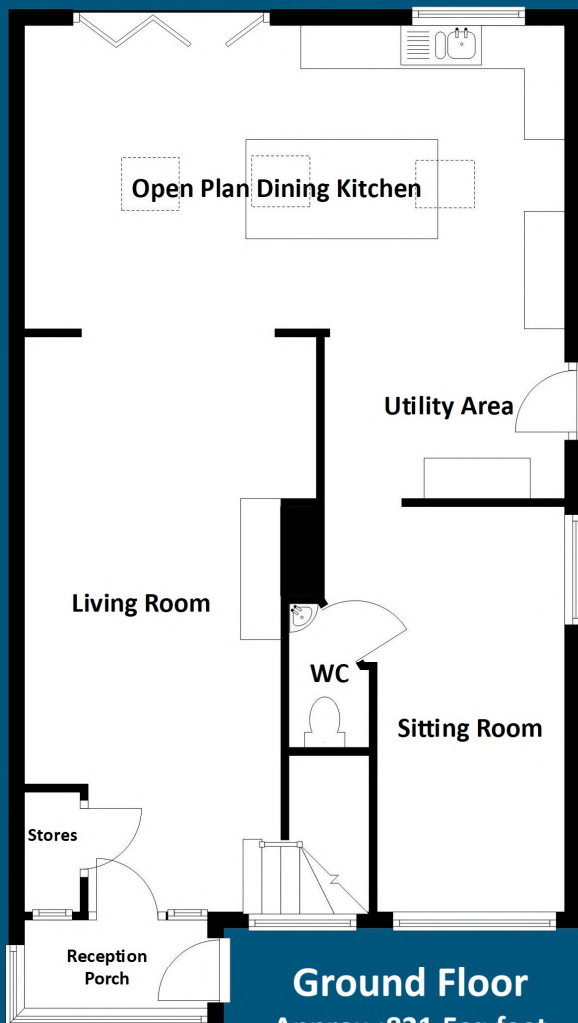








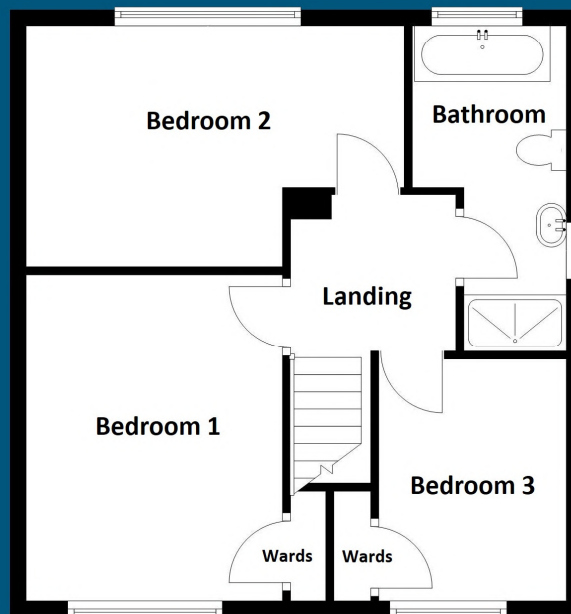




Ground Floor
Approx.: 821.5sq feet
(76.3sq metres)

**Total Floor Area: 1337.1sq feet
(124.2sq 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



First Floor
Approx.: 515sq feet
(47.9sq 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.

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