



435 Penn Road, Penn

THOMAS HARVEY
ESTATE AGENTS

A Beautifully Presented Three Bedroom Two Bathroom Detached House, Recently Refurbished To A First Class Standard With A Host Of Trendy & Superior Features Throughout. Viewing Is Highly Recommended!

435 Penn Road, Penn, Wolverhampton, WV4 5LN

Asking Price: £400,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: D (64) No: 3035-4123-2500-0718-3222

Total Floor Area: 1498.7sq feet (139.2sq 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

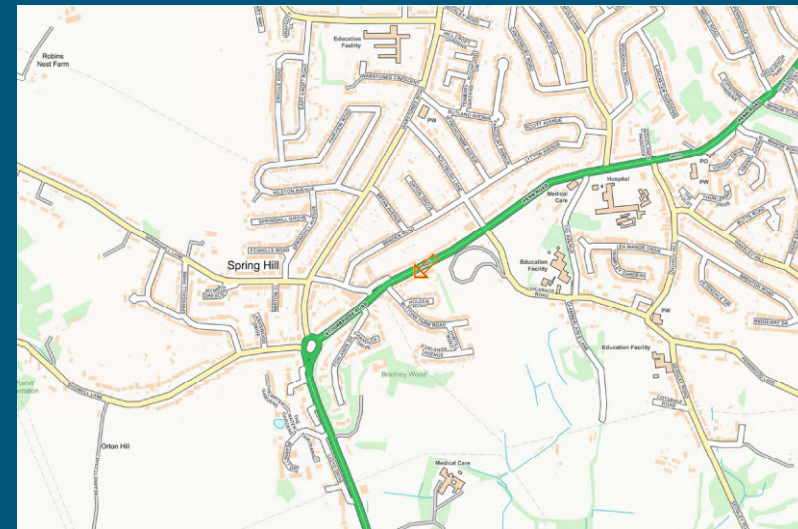
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.

Situated in one of the most sought after locations in Penn located on the border of the Penn Road & Stourbridge Road and adjacent to Penn Cemetery, this most impressive & individually designed detached house has recently been refurbished to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

Thoughtfully remodelled by the present owners to create a stunning & contemporary interior whilst maintaining the charm & appeal of a period property, at approx. 1,498.7sq ft. the accommodation has certainly been designed to utilise the maximum space. Ideal for purchasers requiring a quality home, ready to just move into, viewing will reveal many appealing features including stylish décor throughout (and down to the finest detail), quality carpets & flooring, replaced double glazed units & internal doors, new central heating system, certified electricians, superior new bathrooms and a fantastic full width open plan dining kitchen with family area, a perfect entertaining space.

The accommodation now includes reception hall with staircase & guest cloakroom, front living room and at the rear, the stunning 24ft open plan dining kitchen with family area, which is fitted with a smart shaker style suite, granite worktops/ island and a range of built in appliances. The ground floor also includes a useful utility with rear lobby and internal access to the garage with a newly installed Garolla door. On the first floor there are three bedrooms, with two being of a particularly good size and both the family bathroom and ensuite shower room are fitted with luxury new suites. Not to contradict with the interior, the fully stocked mature rear garden also provides a pleasant outlook whilst maintaining the maximum privacy. Set well back from the road, at the front of the house is a double width tarmac driveway providing ample off road parking and of course leads to the garage.

Convenient for the majority of amenities with walking distance of local shops, bus routes and a number of schools including the favoured St Bartholomew's Primary School, 435 Penn Road is also within easy reach of the facilities at Penn, Wombourne & of course Wolverhampton City Centre. Offered with No Upward Chain and with early interest highly recommended, the gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed opaque front door with matching side windows, radiator, LVT flooring, built in cloaks cupboard and staircase to first floor. **Fitted Guest WC:** Low level WC, vanity unit, radiator, recessed ceiling spotlights, extractor fan and laminate flooring.

Living Room: 13'1" (3.99m) x 10'11" (3.33m)

Radiator, gas point for fire, laminate flooring and double glazed picture bay window to front.

Full Width Open Plan Dining Kitchen: 24'2" 7.36m max) x 10'6" (3.20m) with Family Area: 20'2" (6.16m max) x 13'1" (3.98m) Fitted with a new matching suite of light coloured shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, matching central island / breakfast bar, granite worktops, sunken stainless steel single drainer sink unit with mixer tap, built in Neff double oven, 4-ring induction hob with extractor hood over, fridge, freezer & dishwasher, pull out bin drawer, two radiators, recessed ceiling spotlights, part vaulted ceiling with skylights, LVT flooring and double glazed window to rear and matching French doors to garden.

Utility: 7'11" (2.42m) x 5'3" (1.60m)

Floor to ceiling built in cupboard, radiator, extractor fan, LVT flooring and PVC double glazed door to rear. **Garage: 17'2" (5.24m) x 9'8" (2.95m)** Remote controlled Goralla shutter garage door, power, lighting and wall mounted gas fired central heating boiler.

First Floor Landing: Radiator, double glazed opaque window to side and loft hatch with pull down ladder to attic space.

Bathroom: 6'10" (2.06m) x 6'10" (2.09m)

Fitted with a new luxury suite comprising P-Shaped panelled bath with electric shower unit & screen, vanity unit, low level WC, chrome heated towel rail, marble effect tiled walls, recessed ceiling spotlights, extractor fan, LVT flooring and double glazed opaque window to rear.

Bedroom One: 13'1" (4.00m) x 13'1" (3.99m)

Radiator and double glazed window to rear. **Ensuite Shower Room: 7'11 (2.41m) x 3'3" (0.99m)** Fitted with a new modern suite comprising shower with chrome overhead rainfall shower & separate hand held spray, vanity unit, low level WC, chrome heated towel rail, tiled walls, extractor fan, recessed ceiling spotlights, LVT flooring and double glazed opaque window to rear.

Bedroom Two: 11'3" (3.43m) x 10'11" (3.34m)

Radiator and double glazed bay window to front.

Bedroom Three: 8'9" (2.67m) x 7'10" (2.39m)

Radiator and double glazed window to front.

Rear Garden: Enjoying a south facing aspect and measuring at almost 100ft long approx., the mature rear garden maintains the maximum privacy with a large paved terrace, vast lawn, a variety of shrubs & trees, surrounding hedging and rear fencing.







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.

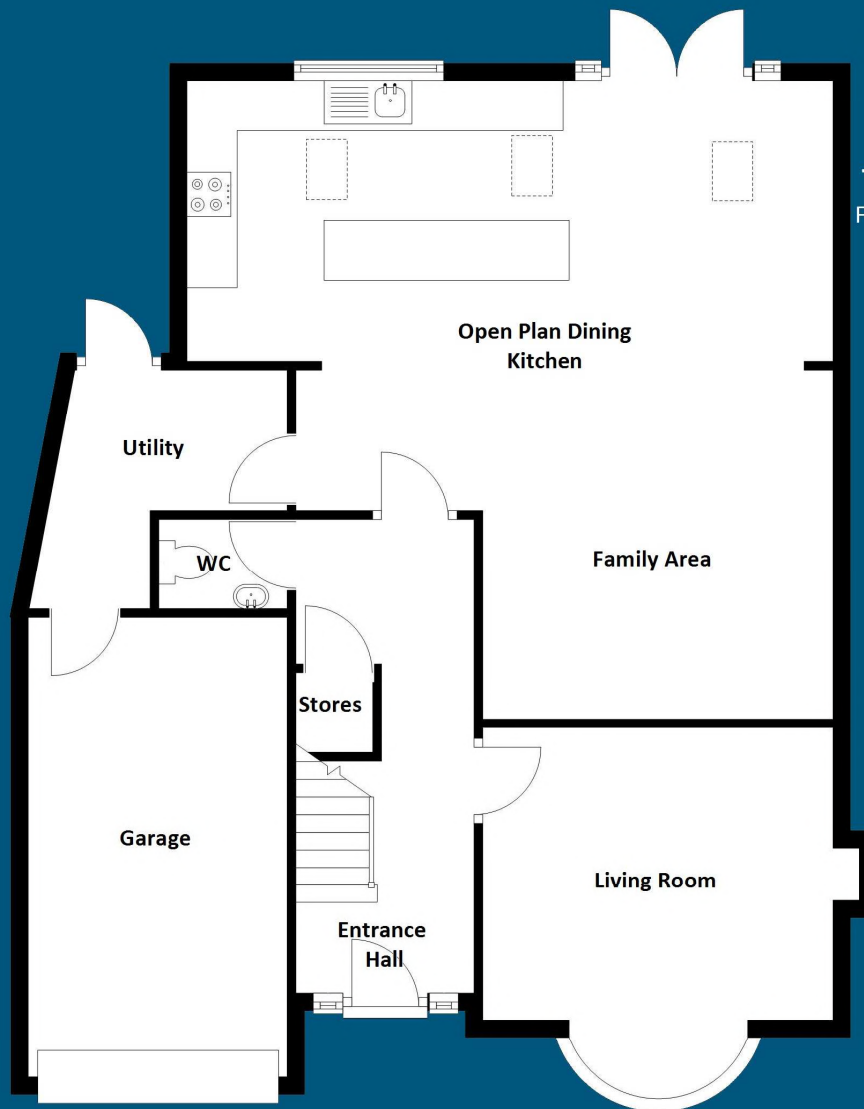












Ground Floor

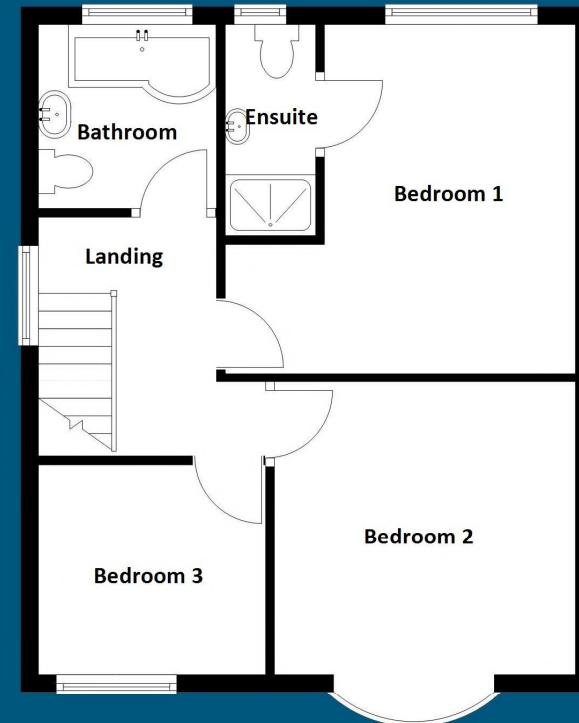
Approx. 1007.2sq feet (93.6sq metres)

435 Penn Road, Penn

Total Floor Area: 1498.7sq feet (139.2sq 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. 491.5sq feet (45.7sq 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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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