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Penny Park Lane
CV6 2GT



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Nestled in the sought-after residential area of Whitmore Park, this charming three-bedroom semi-detached house on Penny Park Lane presents an excellent opportunity for families seeking a blend of comfort and potential. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment, making it an ideal canvas for personalisation.

As you enter, you are greeted by a storm porch leading into a welcoming entrance hall. The lounge and dining room offer generous areas for family gatherings, while the fitted kitchen, complete with a useful pantry, caters to all your culinary needs. Upstairs, you will find three well-proportioned bedrooms, perfect for family living, accommodating guests, or even serving as a home office. The family shower room adds to the convenience of this delightful home.

Set on a substantial plot, the property features a direct driveway leading to a garage, ensuring ease of access and ample parking. The impressive rear garden is a true highlight, ideal for outdoor entertaining or simply enjoying the fresh air, with exciting possibilities for development, subject to the necessary planning permissions.

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property since 1995





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Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

4.24m x 3.63m

Dining Room

3.63m x 3.33m

Kitchen

3.00m x 2.87m

FIRST FLOOR

Bedroom One

4.24m x 3.63m

Bedroom Two

3.63m x 3.12m

Bedroom Three

3.02m x 1.98m

Bathroom

OUTSIDE

Garage

8.00m x 2.39m

Workshop

3.66m x 2.39m

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Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Home.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

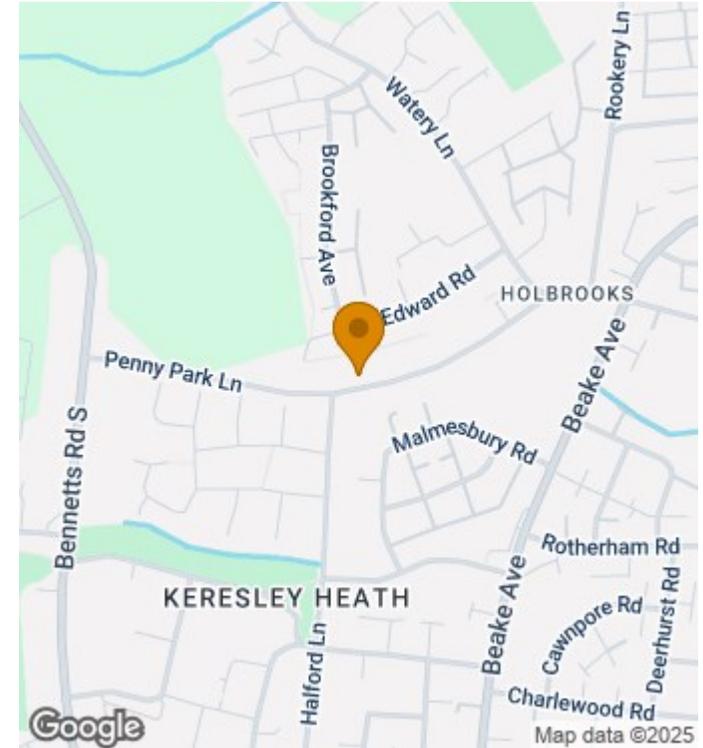
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

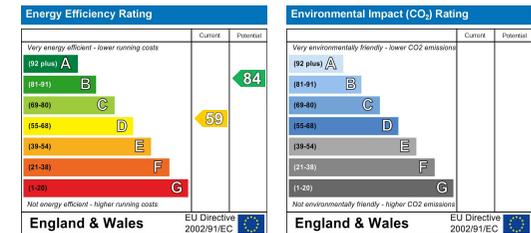
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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