



# Vicarage Road, Penn, Wolverhampton, WV4 5HU

Offers In Region Of £390,000

3 1 3



Presenting an exquisite Victorian 3-bedroom end-of-terrace home that effortlessly embodies the charm of traditional architecture, enhanced by a tasteful modern touch. Decorated to high standard by its current owners, this property boasts an elegant blend of classic and contemporary elements, including ornate wall paneling and a well-appointed fitted kitchen. The addition of new double-glazed sash windows throughout most rooms harmoniously complements the original bay sash window in the front, preserving the terrace's authentic allure and the master bedroom located on the second floor is a sanctuary to behold.

Nestled on the sought-after Vicarage Road, Upper Penn, this residence enjoys a prime location with a backdrop of Penn Common and picturesque vistas.

#### Ground Floor.

Stepping inside the welcoming entrance hall adorned with a black-and-white checker-style tiled floor, you'll find doors leading to the cellar, inviting sitting room and the airy lounge. The property's spacious layout may deceive at first glance, but it's designed to offer ample living space.

The sitting room, to maintain the authentic character of the local conservation area, has been lovingly preserved and thoughtfully designed, respecting the heritage and surroundings, showcases the original bay sash window adorned with stunning stained glass and plantation blinds, along with a cast iron fire, feature surround and hardwood flooring.

Adjacent, the light-filled lounge offers stripped-back fitted cupboards, an open fireplace with a granite hearth, creating a cozy ambiance perfect for relaxation. From the sitting room, stairs lead you to the first-floor landing.

Continuing from the lounge, a formerly designated dining area has been ingeniously transformed by the current owner into an





- SITTING ROOM 11'5" X 13'4"
- LOUNGE 14'5" X 12'4"
- RECEPTION ROOM 10'5" X 8'11"
- KITCHEN 13' X 8'6"
- GROUND FLOOR WC
- CONSERVATORY 15'5" X 6'8"
- BEDROOM 2 14'5" X 11'3"
- BEDROOM 3 11'6" X 8'6"
- MASTER BEDROOM 17'9" X 14'4"
- BATHROOM



Energy performance certificate (EPC)		
3, Wange Road Pain WIDEBENHAMPTON, W4 8FU	Energy rating <b>E</b>	Valid until: 30 June 2027 Certificate number: 2378-3086-7596-5323-5970
Property type	End terrace house	
Total floor area	137 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-accommodation-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-accommodation-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-accommodation-energy-efficiency-standard-landlord-guidance</a>		

T: 01902 240111  
M: 07563 248421  
E: [hello@sladepropertycollective.co.uk](mailto:hello@sladepropertycollective.co.uk)