



39 SWAN BANK WOLVERHAMPTON, WV4 5PZ

OFFERS IN THE REGION OF £275,000
FREEHOLD

Situated in a highly sought-after location, conveniently placed for Manor Park, Penn Common and the excellent amenities along Penn Road, this spacious two-bedroom semi-detached home offers well-presented accommodation throughout, along with approved planning permission for a two-storey extension.

The property comprises an entrance hall, a comfortable living room, additional sitting room, and a dining kitchen with adjoining utility area and W.C. To the first floor are two generous double bedrooms and a large family bathroom.

Externally, the home benefits from a driveway providing off-road parking and a superb, mature rear garden, complete with a versatile outhouse ideal for use as a home office or gym.



39 SWAN BANK

- ATTRACTIVE REAR GARDEN WITH VERSATILE OUTHOUSE
- CONVENIENT FOR MANOR PARK AND PENN COMMON
- TWO RECEPTION ROOMS
- DINING KITCHEN
- GROUND FLOOR W.C.
- UTILITY
- DRIVEWAY



APPROACH

The property is approached via a driveway providing off road parking with a gated side passage providing access to the rear.

ENTRANCE PORCH

HALLWAY

Staircase to the first floor landing, radiator, doorway to the living room.

LIVING ROOM

Double-glazed window to the front, radiator, part glazed door to the sitting room.

SITTING ROOM

Double-glazed window to the side, radiator, attractive feature brick fireplace, useful cloaks cupboard, doorway to the dining kitchen.

DINING KITCHEN

Double-glazed window overlooking the rear garden, tiled floor, radiator, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with extendable mixer tap. There is a built in oven and hob, dishwasher and doorways to the utility area and w.c.

UTILITY AREA

Double-glazed obscure window to the side, tiled walls, wall mounted cupboards, plumbing for a washing machine, space for a tumble dryer and fridge freezer.

GROUND FLOOR W.C.

Double-glazed obscure window to the rear, tiled floor,

radiator, close-coupled w.c, wash hand basin.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

Double-glazed window to the front, radiator.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed obscure window to the side, radiator, built in airing cupboard, suite comprising close-coupled w.c, pedestal wash hand basin, and panelled bath.

REAR GARDEN

A particular feature of the property is the attractive mature garden which has patio and lawned areas and provides a pleasant and private rear outlook.

There is a store shed and generous sized OUTHOUSE with electricity supply, ideal as a home office or potential gym.

PLANNING PERMISSION

Planning Permission has been granted for a two storey extension to side and rear, single storey rear extension and replacement front porch.

Planning REF 24/00516/FUL

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water,

electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Ultrafast are available.

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom -

<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed.

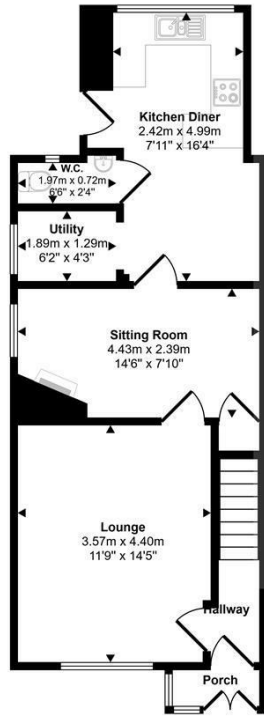
Flood Risk - Please use this link to check the long term flood risk for an area in England -

<https://www.gov.uk/check-long-term-flood-risk>

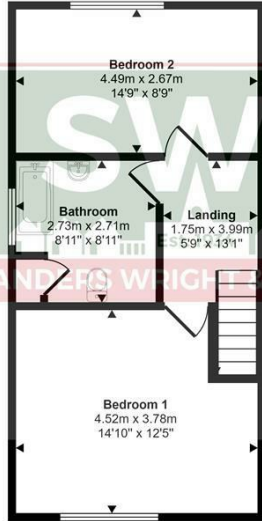
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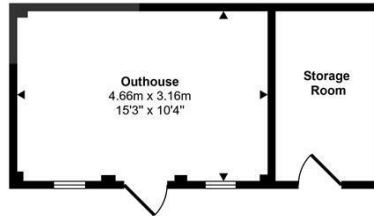
Approx Gross Internal Area
114 sq m / 1231 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft



First Floor
Approx 42 sq m / 451 sq ft



Outbuilding
Approx 21 sq m / 224 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements