

Bartlams.

51 Braden Road, Penn, Wolverhampton- WV4 4JW

£369,950







51 Braden Road

Penn, Wolverhampton

An immaculately presented and meticulously cared for three-bedroom extended family home, occupying a popular position along Braden Road in Penn. Ideally situated for a range of well-regarded local schools, nearby pubs and beautiful scenic walks, this attractive property offers spacious and versatile accommodation, perfectly suited to modern family living. The property is approached via a tarmac driveway providing off-road parking and access to the garage.

An entrance porch opens into the welcoming inner hallway, with stairs rising to the first floor and access into the spacious through living/dining room. This excellent reception space is currently arranged with a comfortable snug to the front, featuring an attractive bay window and gas fire with feature surround. The dining area to the rear offers excellent flexibility, whether used for family dining, additional sitting space or a children's play area. With doors leading through to the conservatory and kitchen, the layout creates a particularly sociable space, ideal for both everyday family life and entertaining.

The kitchen is fitted with a timeless range of Shaker-style units, complemented by generous worktop space and ample storage. There is space for a Rangemaster-style cooker and American-style fridge freezer, together with room for a breakfast table. A door provides direct access to the rear garden, while an adjoining hallway leads to the garage and a useful ground floor WC.







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The conservatory is another excellent addition, enjoying an abundance of natural light, with extensive glazing overlooking the rear garden and an open connection into the kitchen, creating a wonderful additional family space.

To the first floor are three well-proportioned double bedrooms. The principal bedroom occupies the front of the original house and is a particularly generous room, with ample space for wardrobes and additional furniture. The second bedroom is similarly spacious and overlooks the rear, while the third bedroom forms part of the side extension and is currently utilised as a home office. This versatile room benefits from its own en-suite shower room, making it equally suitable as a guest bedroom or an ideal arrangement for a growing family.

The family bathroom is a good-sized room, fitted with a timeless suite comprising a bath with shower over, wash hand basin and WC, together with useful built-in storage. The room is fully tiled to the walls and floor and further benefits from a heated towel radiator and double-glazed rear window.







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The rear garden is a particularly attractive feature, offering a lovely combination of patio and lawned areas, bordered by mature, established planting with an abundance of colour and greenery. The main patio provides an ideal space for outdoor dining and entertaining, while a further seating area towards the bottom of the garden offers the opportunity to follow the sun throughout the day. A wonderful setting for enjoying the garden with family and friends.

Overall, this is a superbly maintained and thoughtfully extended home, offering flexible living accommodation in a popular Penn location, and one that deserves an early viewing.









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Penn, Wolverhampton

Council Tax band: B

Tenure: Freehold

- Immaculately presented and meticulously maintained three-bedroom extended family home
- Popular Penn location on Braden Road, close to sought-after schools, local pubs and scenic walks
- Spacious through living/dining room with feature bay window and gas fire
- Extended Shaker-style kitchen with breakfast space and ample storage
- Light and airy conservatory overlooking the rear garden seamlessly linked to the kitchen
- Three generous double bedrooms, including an en-suite to bedroom three
- Attractive mature rear garden with patio, lawn and additional seating area
- Tarmac driveway providing off-road parking and access to the garage, plus ground floor WC




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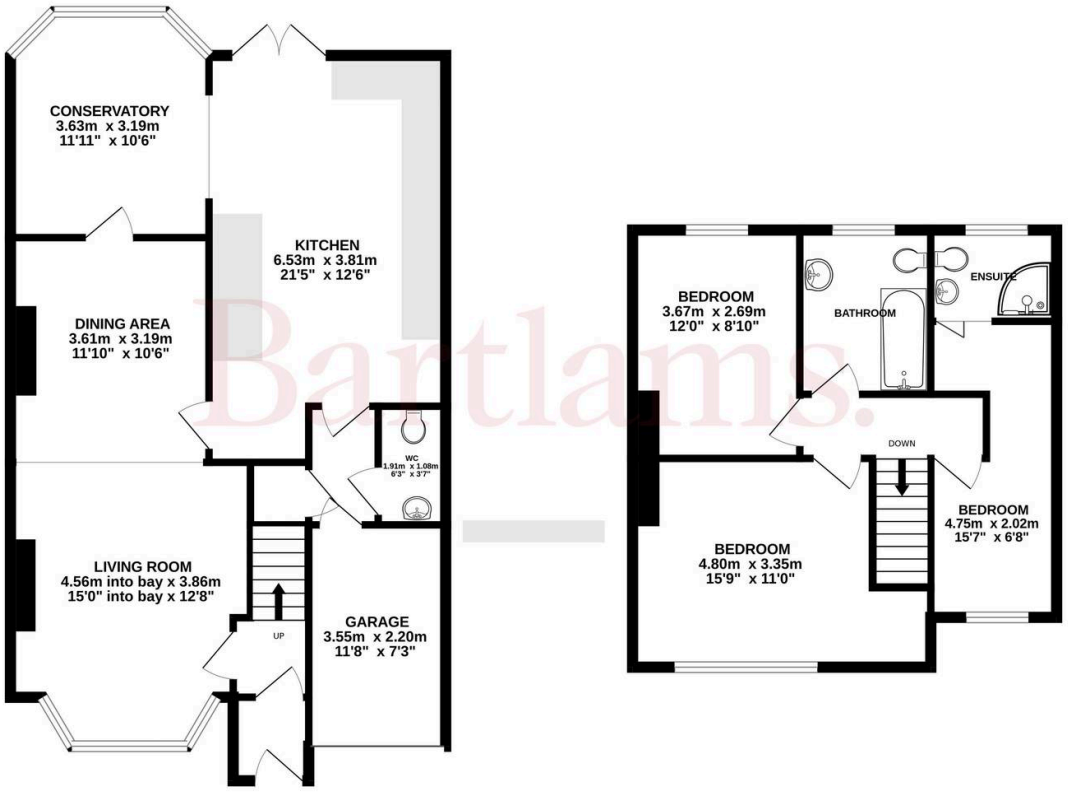






GROUND FLOOR
78.1 sq.m. (841 sq.ft.) approx.

1ST FLOOR
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 123.6 sq.m. (1331 sq.ft.) approx.

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