



434E PENN ROAD
WOLVERHAMPTON, WV4 4DQ

OFFERS IN THE REGION OF £345,000
FREEHOLD

NO CHAIN - Deceptively spacious three bedroom detached home situated in an extremely popular location convenient for a wide range of amenities including shops, schools and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property sits back from the A449 Penn Road and benefits from a garage and off road parking with well presented family accommodation throughout comprising entrance hall, separate living and dining rooms, kitchen, ground floor w.c, three bedrooms, family bathroom with separate w.c and a pleasant garden to the rear.



434E PENN ROAD

- Available With No Onward Chain
- Sought After Penn Location
- Convenient For A Wide Range Of Amenities
- Spacious Accommodation Throughout
- Off Road Parking & Garage
- Separate Living & Dining Rooms
- Three Bedrooms
- Ground Floor W.C



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APPROACH

The property is approached via a footpath with an adjacent lawned foregarden.

ENTRANCE HALL

Window to the side, radiator, staircase to the first floor landing, under stairs cupboard and doors to the living room, dining room, kitchen and ground floor w.c.

LIVING ROOM

Window to the front, radiator and feature fireplace.

DINING ROOM

Window to the rear, door to the rear and radiator.

KITCHEN

Window to the rear, door to the rear, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a

built in oven with 4 ring hob above and space for various household appliances.

GROUND FLOOR W.C.

Low level w.c.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

Window to the front, radiator and fitted wardrobes.

BEDROOM TWO

Window to the rear and radiator.

BEDROOM THREE

Window to the front and radiator.

SEPARATE W.C.

Low level w.c.

FAMILY BATHROOM

Window to the rear, pedestal wash hand basin and panelled bath.

REAR GARDEN

To the rear of the property is a pleasant garden with a paved patio area and lawn beyond.

GARAGE

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 D

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 / Superfast / 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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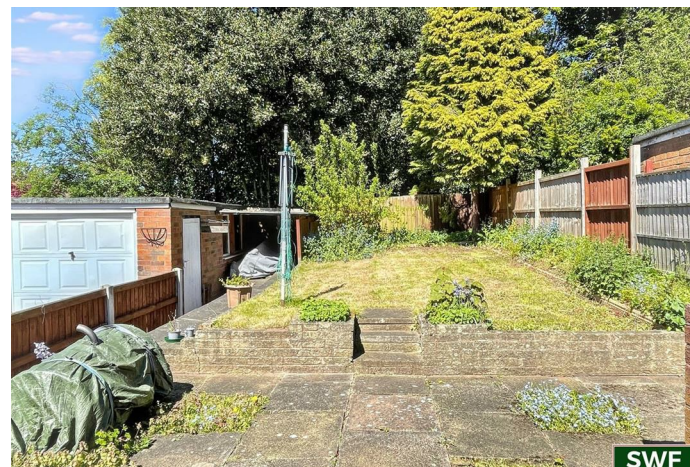
ADDITIONAL INFORMATION

Local Authority – Wolverhampton

Council Tax – Band D

Viewings – By Appointment Only

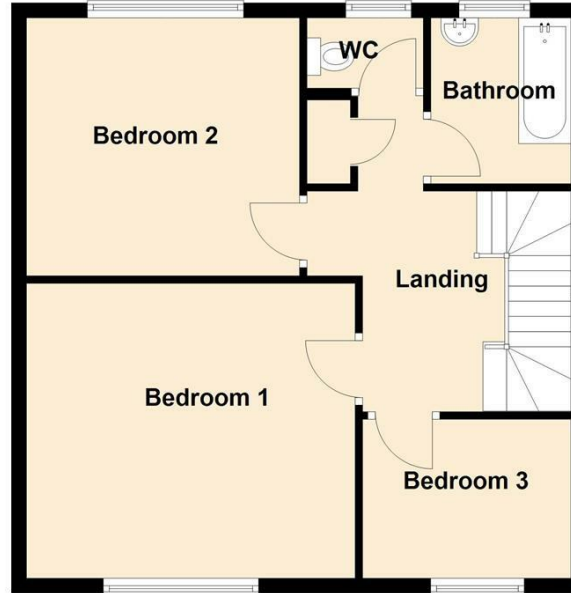
Tenure – Freehold



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	39	
(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