



**29, Lancaster Gardens
Penn, Wolverhampton, WV4 4DN**

Offers in the region of £450,000

Introducing Dowlands, a stunning 4 bedroom detached family home offering stylish and contemporary family living within close proximity of local shops, schools and amenities.

This extended property is full of charm and has been extremely well maintained by its owners providing a family home that is ready to move into. Boasting a bright and spacious entrance hall, guest wc, impressive 23 ft open plan living room with dining area, well appointed kitchen with integrated appliances, an orangery providing additional living space, four bedrooms, with an en suite off the principal bedroom, a family shower room and a charming garden to the rear with a southerly aspect and a garden room with bar and seating.

The property benefits from gas central heating and double glazing throughout, a large driveway to the front which has recently been laid, solar panels and a garage.

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LOCATION

Positioned at the head of a quiet cul-de-sac in a highly regarded location off Woodhall Road, this property is conveniently situated with an array of shops, restaurants and amenities all within close proximity along with schooling across both sectors.

FRONT



An attractive and extremely well maintained frontage having a large tarmac driveway providing off road parking for several vehicles leading to the front door, garage and the side gate.

ENTRANCE HALL

14'11" x 8'7" (4.57 x 2.63)



A most spacious and and bright entrance hall having wooden flooring, fitted wardrobe, cabinet and shelving providing useful storage space. With window to the front, doors into the wc and garage, French doors opening into the living/dining room and staircase to the first floor.



LIVING / DINING ROOM

23'3" x 12'4" (7.11 x 3.77)



Spacious yet cosy, this is a fantastic space having wooden flooring, two radiators, plain coving to the ceiling, pendant lighting and an inset electric stove fire.

With door into the kitchen and bifold door leading into the orangery.



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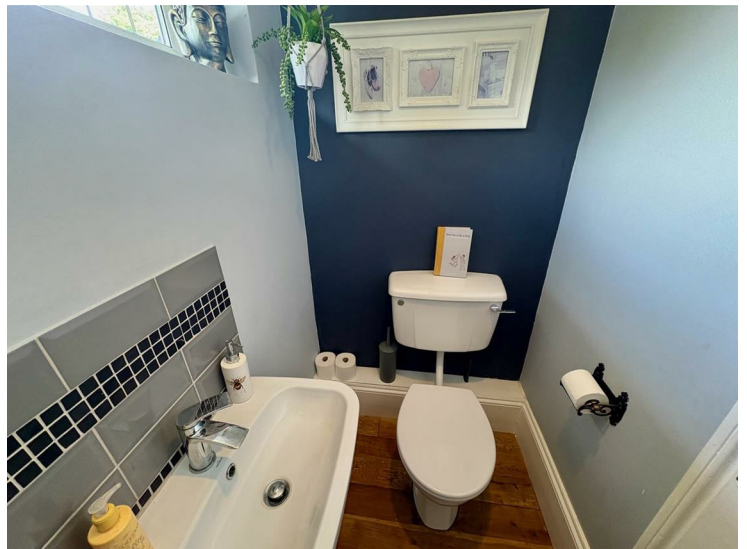
BREAKFAST KITCHEN

14'6" x 10'5" (4.42 x 3.19)



A modern and well appointed kitchen having tile flooring, vertical radiator, wall, base and drawer units, breakfast bar with wine rack and pendant lighting over. Benefitting from integrated appliances including a full height fridge freezer, washing machine and a Rangemaster cooker with 5 ring gas hob and extractor over. With window to the rear and door leading onto the side of the property.

GUEST WC



Having wooden flooring, radiator, pedestal hand washbasin, wc and window to the front.

LANDING

Having carpeted flooring, loft hatch providing access to the space above which is partly boarded, has power and ladders.

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With doors to the airing cupboard, four bedrooms and the family shower room.

BEDROOM ONE

12'4" x 11'5" (3.77 x 3.48)



Having carpeted flooring, two radiators, decorative panel wall and fitted wardrobes. With door to the en-suite.

EN-SUITE

9'6" x 5'6" (2.91 x 1.68)



Having tiled flooring, radiator, fully tiled walls, stylish suite consisting of panel bath, wc and vanity sink unit. With two additional vanity units and an obscure window to the front.

BEDROOM TWO

11'10" x 8'11" (3.63 x 2.74)



Having carpeted flooring, radiator, plain coving to the ceiling, built in wardrobe and window to the rear.



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BEDROOM THREE

9'0" x 6'11" (2.75 x 2.13)



Having carpeted flooring, radiator, plain coving to the ceiling, built in wardrobe and window to the rear.

BEDROOM FOUR

9'0" x 6'11" (2.75 x 2.11)



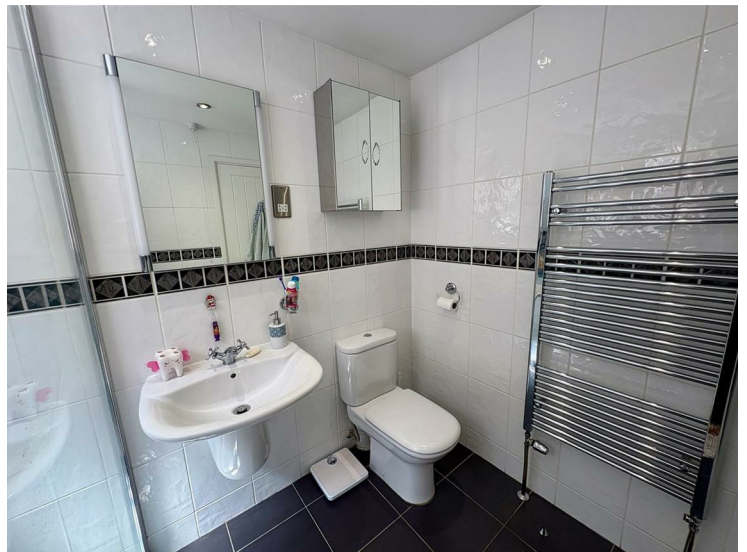
Having carpeted flooring, built in storage cupboard, plain coving to the ceiling, radiator and window to the rear.

FAMILY SHOWER ROOM

7'10" x 5'10" (2.41 x 1.80)



Having fully tiled walls, tiled flooring, chrome vertical radiator, walk in shower, wc with vanity unit over, wall hung hand washbasin with vanity unit over and an obscure window to the side.



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ORANGERY

10'9" x 10'1" (3.30 x 3.09)



Providing a useful additional reception room this impressive space has tiled flooring, two vertical radiators, pendant lighting and two roof windows. With sliding door leading onto the patio.



REAR



To the rear is a most tranquil garden over two levels, with a patio area, water source and steps to the raised lawn area with a fence and gate to the front, stocked borders and a garden room.



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GARDEN ROOM



A fantastic addition to this fabulous property, having tiled flooring, power source, wi fi connection and French doors. A versatile space currently utilised as a bar with a seating area.



GARAGE

17'5" x 7'10" (5.32 x 2.39)

Having an electric door and power supply.

COUNCIL TAX BAND - E

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

SERVICES

We are informed by the vendor that all mains services are connected.

POSSESSION

Vacant possession will be given on completion.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

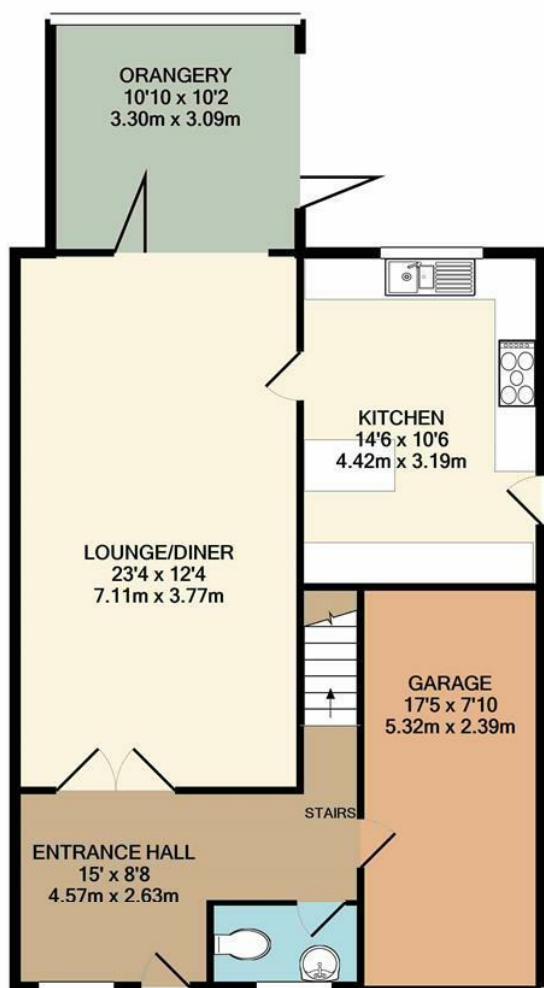
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

FREE MARKET APPRAISAL

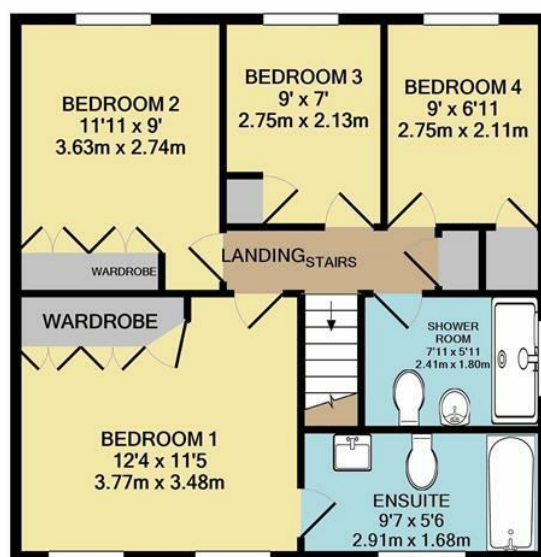
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

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GROUND FLOOR
APPROX. FLOOR
AREA 839 SQ.FT.
(78.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1374 SQ.FT. (127.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	76	
(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	