

170 Windsor Avenue, Penn

THOMAS HARVEY
ESTATE AGENTS

Occupying A Prime Position In One Of Penn's Most Sought-After Addresses, This Characterful Four Bedroom Two Bathroom Detached Residence Offers Original Period Features, Outstanding Scope For Enhancement And A Magnificent Mature Garden!

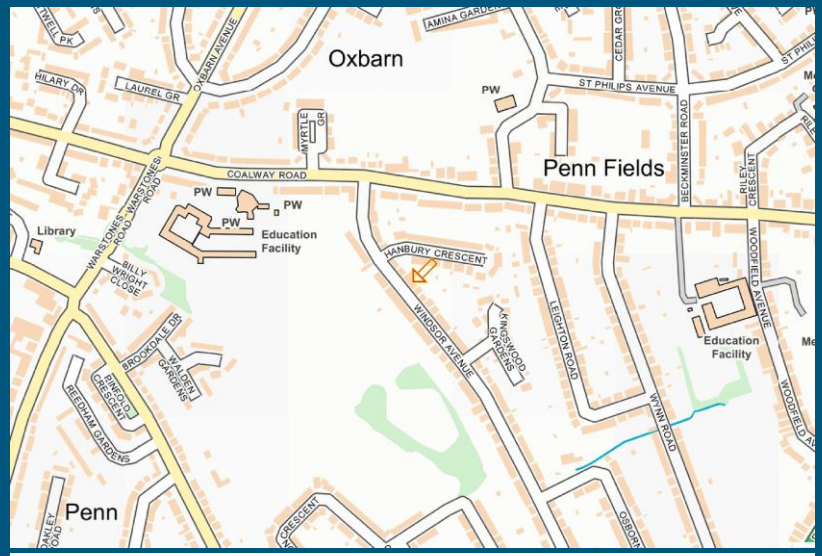
170 Windsor Avenue, Penn, Wolverhampton, WV4 4BN
Asking Price: £425,000

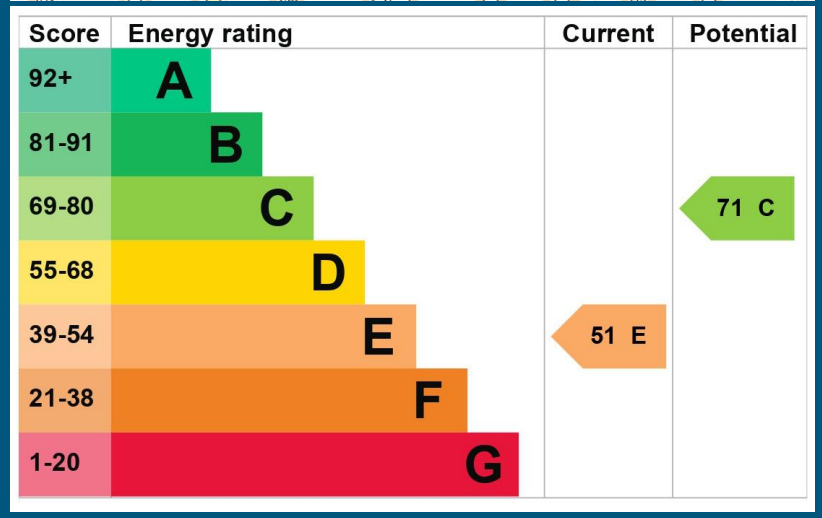
Tenure: Freehold
Council Tax: Band D - Wolverhampton
EPC Rating: E (51) No: 2890-7530-0422-3692-3963
Total Floor Area: 1,495.0sq feet (138.9sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available. Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good outdoor coverage.

Occupying a prime position within one of Penn's most sought-after residential locations, this individually designed detached residence presents a rare opportunity to acquire a substantial family home brimming with character, charm and outstanding potential. Having been lovingly maintained over many years, the property now offers purchasers the chance to sympathetically modernise, extend or reconfigure the accommodation to create a truly exceptional long-term family home, subject to any necessary consents.

Beyond its attractive façade, the property retains an abundance of original features seldom found in modern homes, including leaded glazed windows, feature fireplaces, exposed beams and beautiful oak-panelled detailing, all of which combine to create a warm and inviting atmosphere throughout. Extending to approximately 1,495.0sq feet, the versatile accommodation is thoughtfully arranged for family living. A welcoming reception porch opens into the entrance hall, leading to a home office or playroom with guest WC, ideal for modern working arrangements. The principal living accommodation comprises a spacious through sitting room, lounge and dining room, creating an impressive open-plan reception space perfectly suited to both everyday family life and larger-scale entertaining. The breakfast kitchen is fitted with a traditional solid wood suite and enjoys access from both the dining room and study. The layout offers exciting scope to create a stunning full-width open-plan living dining kitchen with family area, perfectly aligned with contemporary lifestyles. Further flexibility is provided by a rear lobby and utility area, downstairs shower room and an additional reception room or guest bedroom, creating an ideal space for multigenerational living, independent teenagers or visiting guests. To the first floor, a striking galleried landing serves three generous double bedrooms, each benefiting from fitted wardrobes, together with a family bathroom. Externally, the property continues to impress. A substantial frontage provides ample off-road parking, whilst gated side access leads to further parking facilities. Undoubtedly one of the home's most appealing attributes is the magnificent rear garden. Beautifully established and richly planted, the mature grounds provide an exceptionally private and picturesque setting, creating a wonderful backdrop for outdoor enjoyment throughout the seasons.

Windsor Avenue enjoys an enviable position within easy walking distance of local shopping facilities, highly regarded schools, regular public transport links and Windsor Avenue Playing Fields. Wolverhampton City Centre lies less than two miles away, offering an extensive range of amenities, leisure facilities and rail connections. A property of genuine character, exceptional potential and considerable appeal, early viewing is highly recommended to appreciate both the scale of the accommodation and the opportunity on offer.





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Reception Porch: PVC leaded double glazed leaded double doors and wall light point. **Entrance Hall:** Internal hardwood stained glass opaque leaded door with matching side windows, panelled walls and staircase to first floor.

Sitting Room: 11'11'' (3.63m) x 10'11'' (3.33m)
Radiator, built in bespoke drinks cabinet & storage, coved ceiling, double glazed leaded bay window to front with window seat and open archway to **Lounge: 13ft (3.95m) x 10'11'' (3.32m)**
Brick fireplace and gas coal basket, two radiators, coved ceiling and archway to **Dining Room**: **17'10'' (5.43m) x 10'6'' (3.21m)** Radiator, wall light points and double glazed patio doors to rear garden.

Home Office/ Playroom: 10'10'' (3.29m) x 10'9'' (3.27m)
Radiator, panelled walls with built in bookcase & desk unit, wall light points and double glazed leaded window to side. **Guest Cloakroom:** Low level W/C, sink unit, and double glazed opaque window to side.

Breakfast Kitchen: 16'4'' (4.98m) x 8ft (2.44m)
Featuring a traditional solid wood country kitchen with a range of base cupboards, draws & coved suspended wall cupboards, matching worktops with breakfast bar, 1.5 drainer sink unit, built in appliances include dishwasher, oven, grill & 4-ring ceramic hob with extractor hood over, tiled flooring and double glazed leaded windows to rear & side. Internal access leads to the **Utility: 8'4'' (2.53m) x 6'4'' (1.94m)** Fitted with base cupboards, worktop with stainless steel single drainer sink unit, part tiled walls & tiled flooring, plumbing for washing machine and PVC double glazed leaded doors to front & rear with matching window. **Downstairs Shower Room:** Fitted with a traditional suite comprising of walk-in shower with electric wall mounted unit & handled spray, sink unit, low level WC, tiled walls & flooring, extractor fan and double glazed leaded opaque window to front. **Bedroom Four/ Snug: 11'6'' (3.51m) x 7'10'' (2.38m)**
Wall mounted electric heater, coved ceiling, laminate flooring and double glazed leaded window to rear;

First Floor Galleried Landing: Part panelled walls, double glazed leaded window to side and loft hatch with pull down ladder to attic space.

Bedroom One: 13ft (3.96m) x 10'11'' (3.33m)
Fitted with built in wardrobes, overhead stores & vanity unit, radiator and double glazed leaded window to rear.

Bedroom Two: 12'1'' (3.68m) x 10'10'' (3.31m)
A range of built in furniture including twin double wardrobes with overhead stores & dressing area, radiator and double glazed bay window with fitted bench.

Bedroom Three: 9'3'' (2.81m) x 8ft (2.43m)
Radiator and double glazed leaded windows to rear & side.

Bathroom: 6'11'' (2.10m) x 6'10'' (2.09m)
Fitted with a traditional suite comprising corner spa bath with shower spray above, vanity unit, low level WC, radiator, tiled walls and double glazed leaded opaque window to front.

Rear Garden: The beautifully mature rear garden provides a delightful setting, featuring expansive lawns, established trees and colourful planted borders that create both privacy and year-round interest. A generous paved terrace offers the perfect space for outdoor dining and entertaining, while the landscaped grounds, flowering borders and central water feature combine to create a peaceful and highly enjoyable outdoor retreat. The garden also benefits from outside storage and surrounding fencing.







IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.















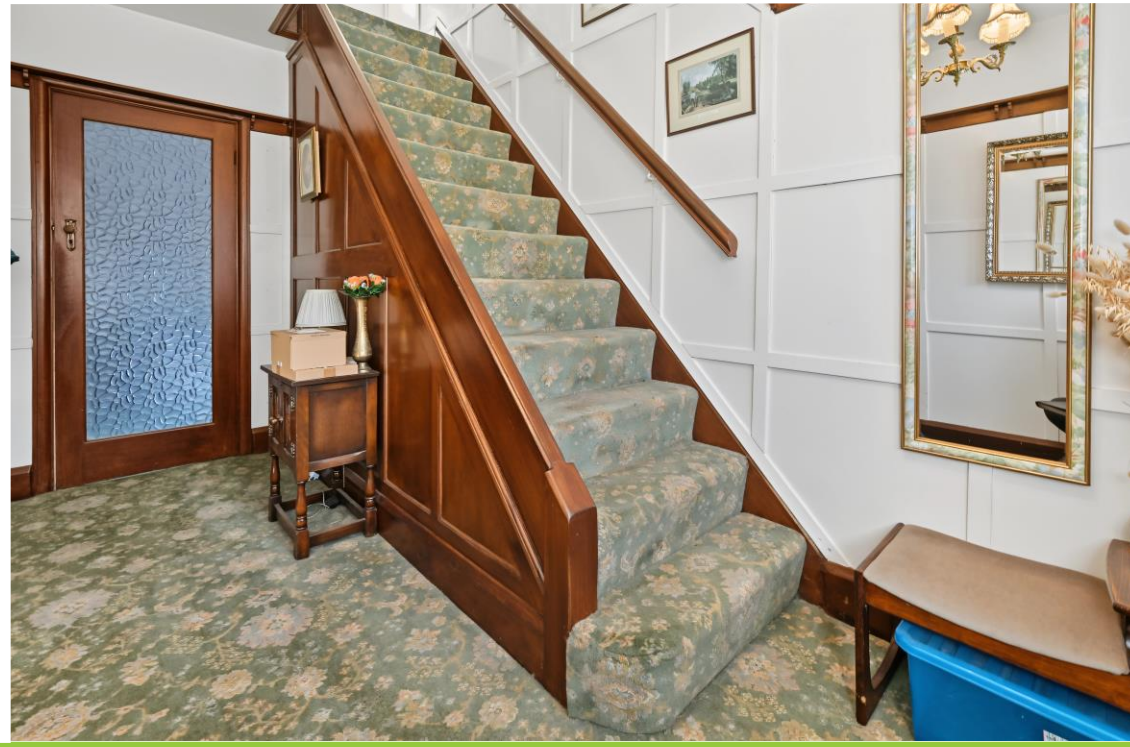

Grandad
SNORES HERE



































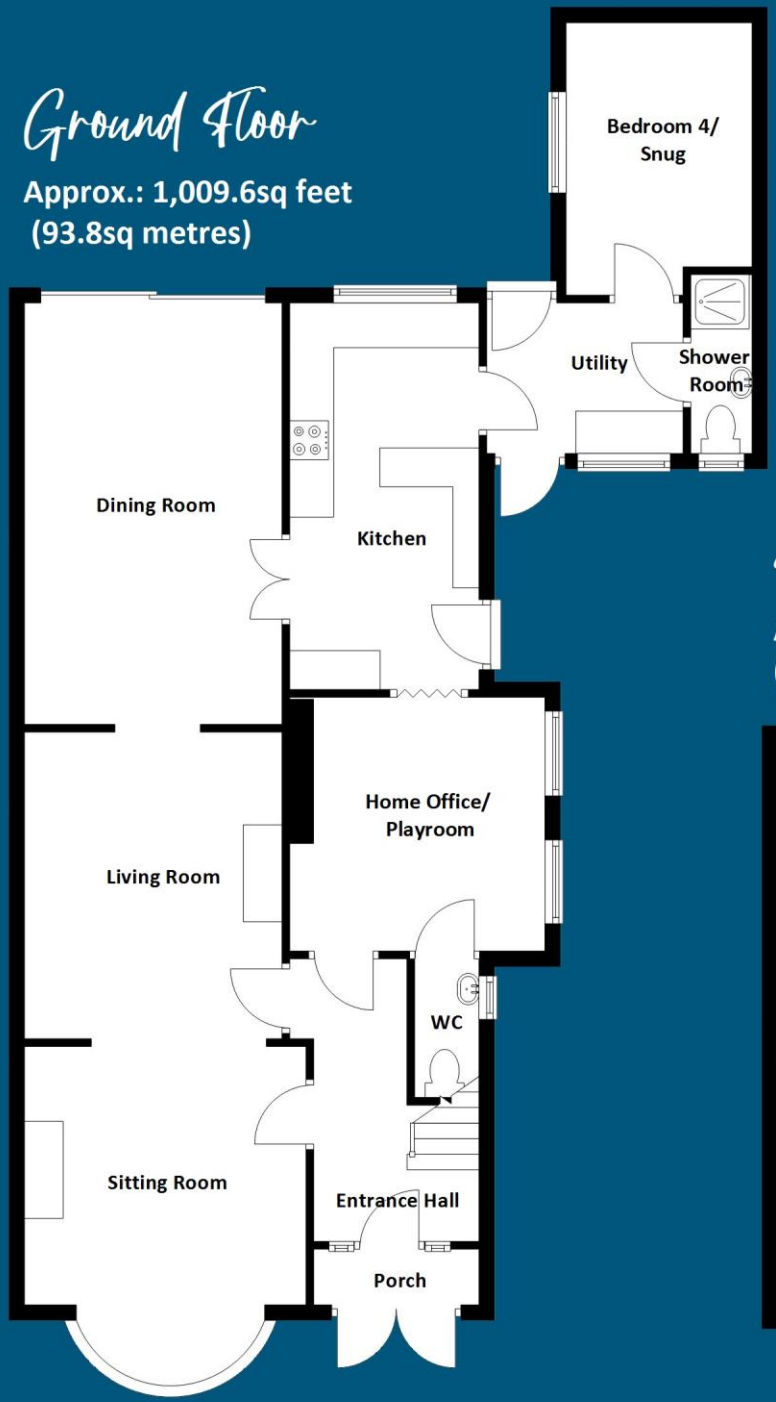
170 Windsor Avenue, Penn

Total Floor Area: 1,495.0sq feet (138.9sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

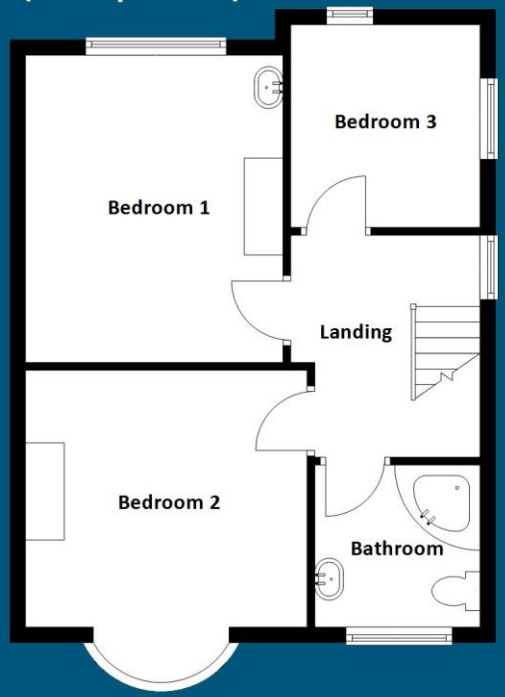
Ground Floor

Approx.: 1,009.6sq feet (93.8sq metres)



First Floor

Approx.: 485.4sq feet (45.1sq metres)



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PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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