



112 Pinfold Lane, Penn

**THOMAS HARVEY**  
ESTATE AGENTS

*A Well Designed Three Bedroom Semi Detached House With An Approx.  
70ft Long Mature Rear Garden With Views Over Windsor Playing Fields!*

**112 Pinfold Lane, Penn, Wolverhampton, WV4 4EP**

**Asking Price: £265,000**

**Tenure: Freehold**

**Council Tax: Band C - Wolverhampton**

**EPC Rating: D (62) No: 4836-5029-4500-0815-8292**

**Total Floor Area: 1002.9sq feet (93.2sq metres) Approx.**

**No Upward Chain**

**Services: We are informed by the Vendors that all main services are installed**

**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

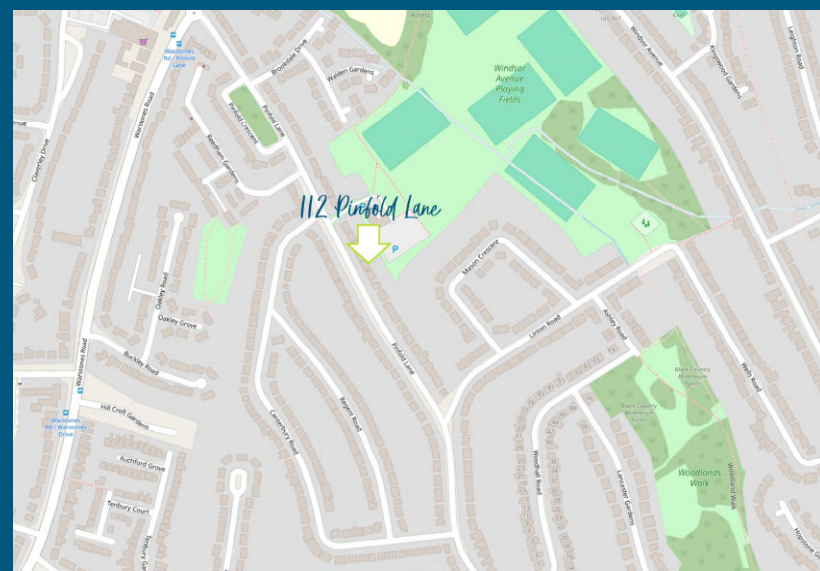
**Mobile: Ofcom checker shows three of four main providers have good coverage indoor and all four have good coverage outdoor.**

Situated in one of the most favoured locations in Penn and convenient for the majority of amenities, this deceptive semi-detached house has been restyled in recent years and therefore ideal for buyers requiring a home, ready to just move into!

At approx. 1002.9sq feet, viewing of the interior is essential to appreciate this well designed family home has been freshly decorated throughout with the benefit of a refitted family bathroom. The gas centrally heated and double glazed interior incorporates entrance hall, front living room and at the rear is a kitchen and second reception room. There is tremendous potential to reconfigure this rear space to create an open plan dining kitchen (Subject to Planning Permission). On the first floor there are three bedrooms and the bathroom is fitted with a well-appointed white suite. At the front of the property is a driveway providing off road parking and shared driveway to the rear with the use of a detached garage. The mature rear garden which measures at approx. 70ft long enjoys an east facing aspect with panoramic views over Windsor Playing Fields.

Convenient for the majority of amenities including walking distance of popular schools in both sectors, a number of local shops, bus routes and the city centre is also less than 2 miles away making an easy commute.

Offered with No Upward Chain, internal inspection is a must to appreciate this well presented family house, which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** PVC front door with double glazed opaque window, radiator, coved ceiling and staircase to first floor with walk in storage cupboard below.

**Living Room: 12ft (3.65m) x 11'3" (3.42m)**

Radiator, 'hole in the wall' fireplace with gas coal fire, coved ceiling and double glazed bay window to front.

**Kitchen: 12'7" (3.87m) x 6ft (1.83m)**

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, gas point & recess for cooker, space for under counter fridge & freezer, wall mounted gas fired Worcester central heating boiler, tiled flooring, double glazed window to side and PVC double glazed door to rear garden.

**Sitting/ Dining Room: 12'8" (3.87m) x 11'3" (3.42m)**

Tiled fireplace & hearth with gas coal fire, radiator, coved ceiling and double glazed windows to rear with PVC door.

**First Floor Landing:** Coved ceiling, loft hatch and double glazed window to side.

**Bedroom One: 11'11" (3.64m) x 11'3" (3.42m)**

Radiator, coved ceiling and double glazed bay window to front.

**Bedroom Two: 12'8" (3.87m) x 10'4" (3.14m)**

Radiator, coved ceiling and double glazed window to rear.

**Bedroom Three: 10'4" (3.15m) x 8'3" (2.51m)**

Radiator, coved ceiling and double glazed window to rear.

**Bathroom: 6ft (1.82m) x 5'10" (1.77m)**

Fitted with a new white suite comprising panelled bath with side screen & wall mounted electric shower, vanity unit with mirrored cabinet over, low level WC, chrome heated towel rail, tiled walls, laminate effect vinyl flooring and double glazed opaque window to front.

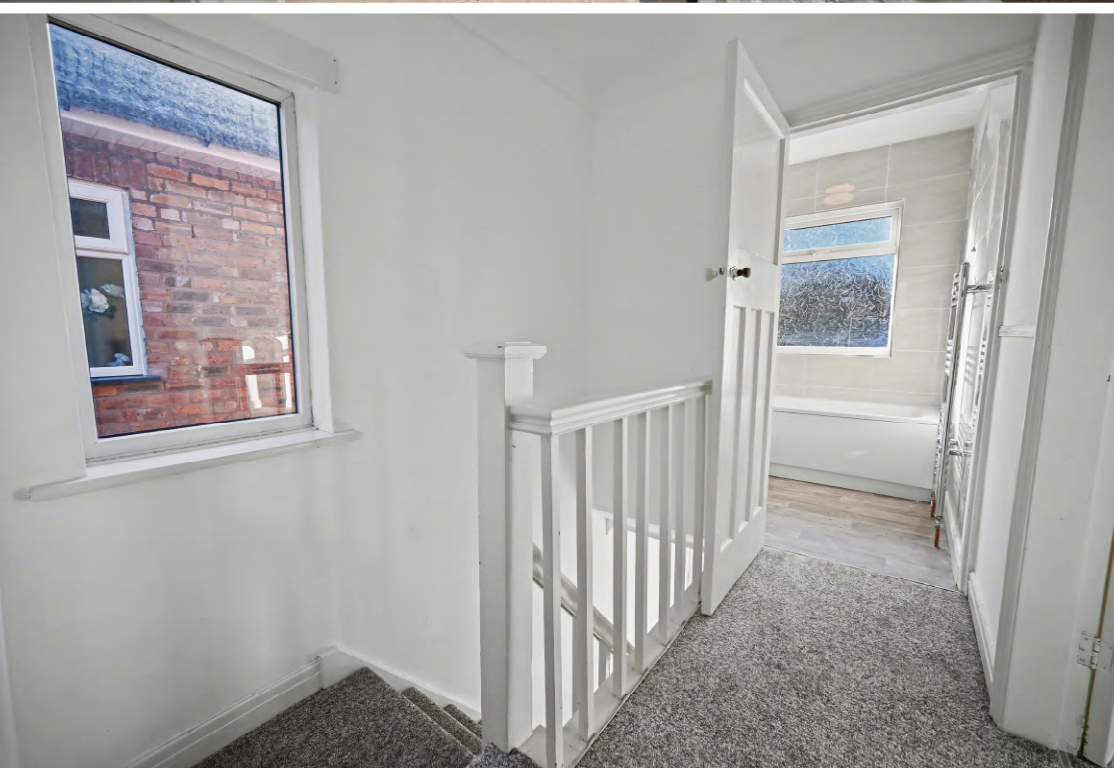
**Rear Garden:** Enjoying an east facing aspect, the rear garden which measures at over approx.70ft long, the mature garden provides a pleasant setting and comprises patio overlooking shaped lawn, flowering borders, surrounding fencing, gated side entry to shared driveway and **Detached Garage: 16'5" (5.00m) x 8'1" (2.46m)**

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.







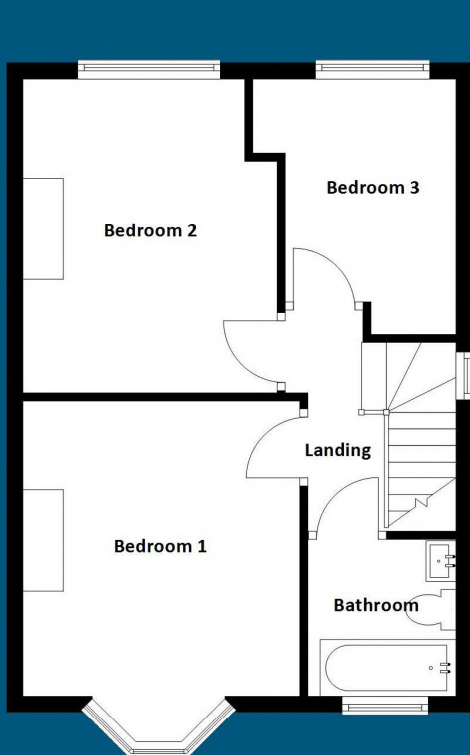
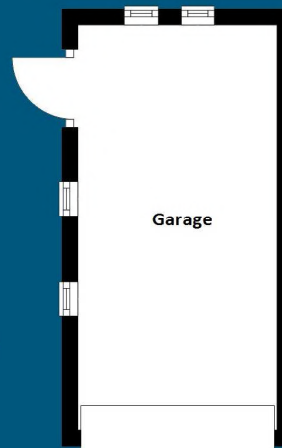




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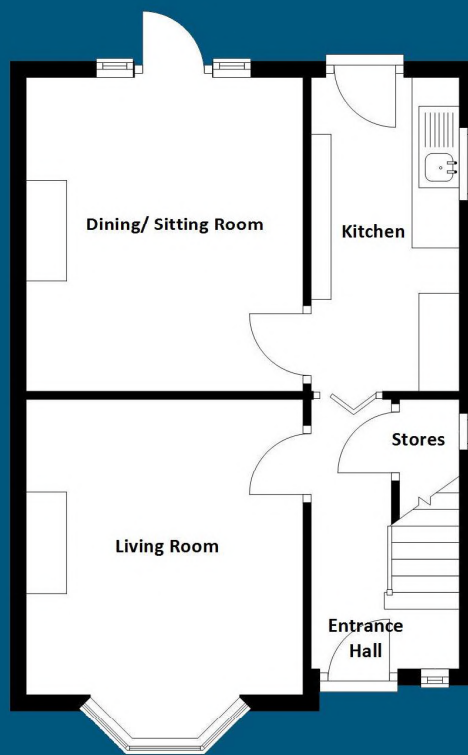
**Total Floor Area: 1002.9sq feet (93.2sq metres) Approx.**

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.: 566.2sq feet (52.6sq metres)



**First Floor**

Approx.: 436.7sq feet (40.6sq metres)



### 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.

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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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