



11 Holden Road
Penn
Wolverhampton
WV4 5LP

nick tart

Occupying a choice cul-de-sac position within a popular and established residential area, this traditional three bedroom semi detached property provides a practical layout of living accommodation and would prove ideal for those discerning buyers looking to acquire a property they can restyle to their own requirements.

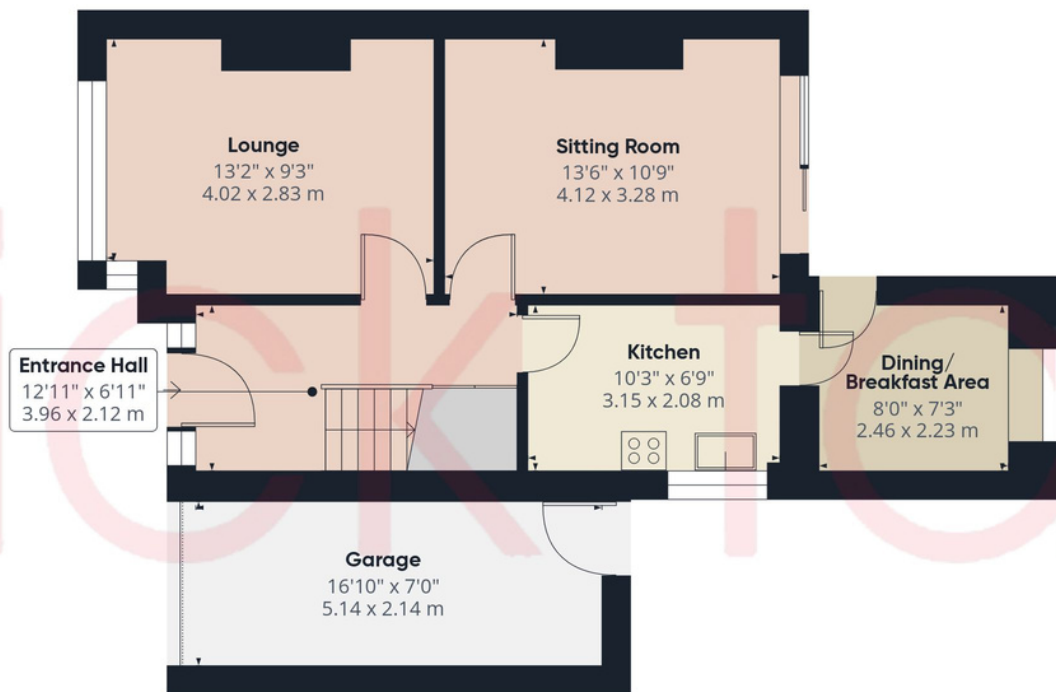
Undoubtedly, one of the most appealing features is its location as there is a walkway at the end of the cul-de-sac over a small field leading onto Vicarage Road, providing lovely walks down Chamberlain's Lane, towards Penn Golf Course, St Bart's Church, Village Hall and the outstanding St Bart's primary school are all within easy distance.

Contact Us

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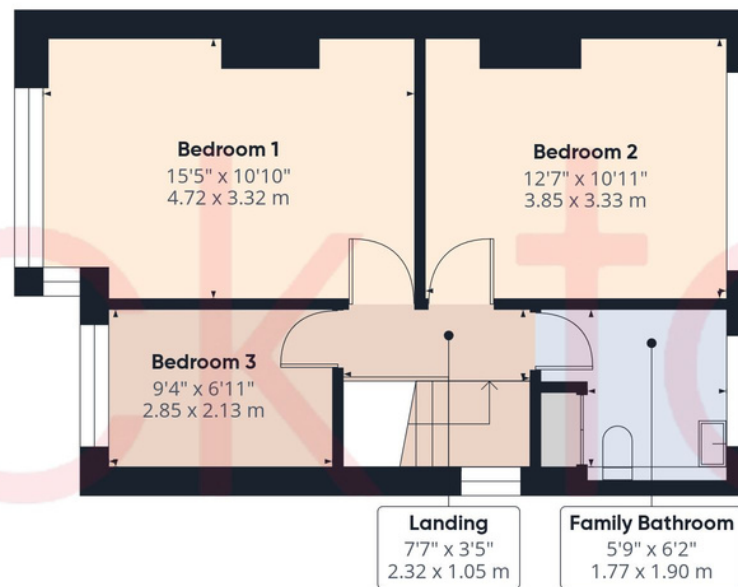


Ground Floor

Approximate total area⁽¹⁾

1050 ft²

97.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

The practical living accommodation further comprises of...

Entrance hall with understairs stores.

Lounge having fitted log effect gas fire, coved ceiling, picture rail, remote controlled curtains and double glazed windows.

Separate **sitting room** having a feature marble fireplace with living flame gas coal effect fire and matching hearth, plaque rail, coved ceiling, remote controlled curtains and double glazed sliding patio door that leads into the rear garden.

Fitted kitchen having matching suite of units comprising of stainless steel single drainer sink unit, range of cupboards with matching worktops incorporating plumbing for an automatic washing machine, cooker and fridge recesses, wall cabinets and double glazed windows. Directly off the kitchen is a **Dining/Breakfast area** with side access leading into the rear garden.



Outside

The front of the property is approached via secure parking with block paved *herringbone* **driveway** and **fore garden**.

To the rear is an elevated full width sun terrace with waterfall and steps leading down to the main garden, which has a pond, shaped lawn, partial sprinkler system to the borders, and greenhouse. There is also an old air shelter which could be utilised for a number of purposes but altogether creating a most pleasant setting.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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First Floor

Stairs lead from the entrance hall to the first floor **landing** with double glazed fire door onto the garage roof and loft access.

There is a choice of **three bedrooms** with bedroom 1 having remote controlled curtains.

Family bathroom having corner suite comprising jacuzzi bath with shower over, wash hand basin, low flush WC, underfloor heating and an airing cupboard.



EPC: TBD

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.



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