

168 Windsor Avenue, Penn

THOMAS HARVEY
ESTATE AGENTS

Beautifully Renovated To An Exceptional Standard, This Distinctive Three-Bedroom Semi-Detached Home Combines Elegant Reception Rooms, A Versatile Converted Garage, And Stunning Landscaped Gardens, All Within One Of Penn's Most Sought-After Residential Locations.

168 Windsor Avenue, Penn, Wolverhampton, WV4 4BN
Asking Price: £275,000

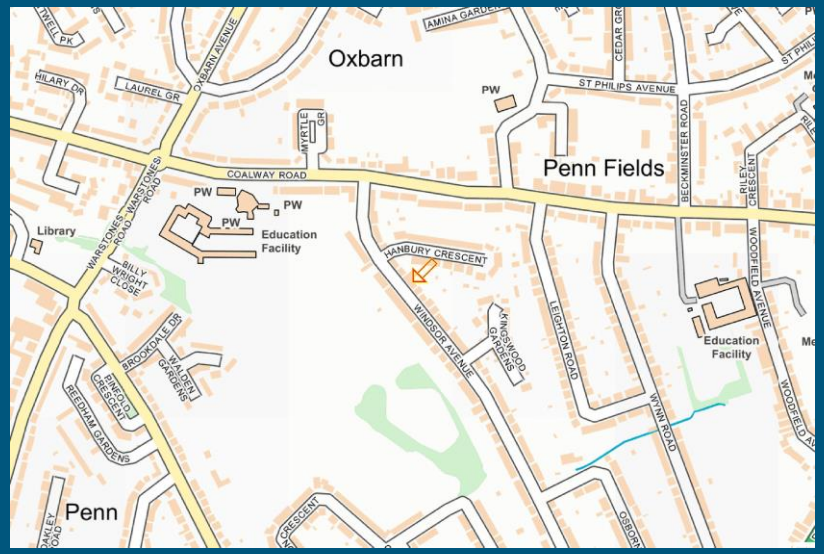
Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: E (45) No: 9736-3968-9209-0346-5200
Total Floor Area: 999.7sq feet (92.9sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good outdoor coverage.

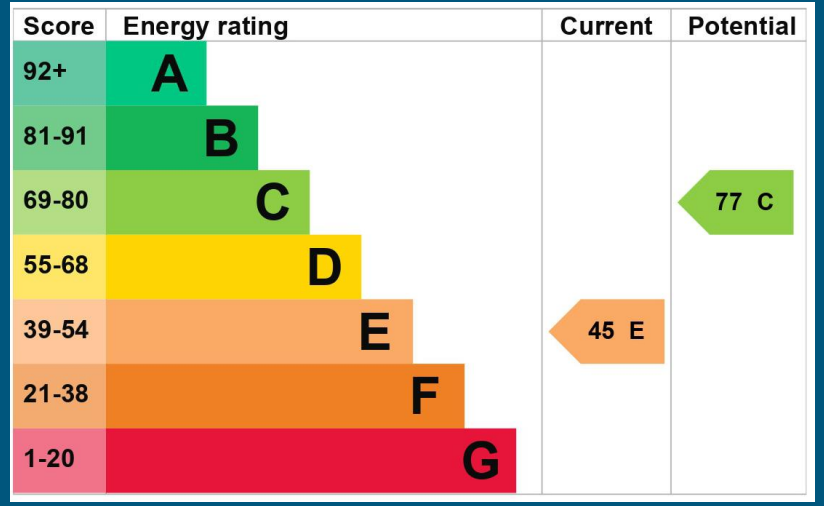
Situated in one of Wolverhampton's most sought-after residential locations, just off the Penn Road (A449) and Coalway Road, this distinctive and highly attractive semi-detached residence has been sympathetically enhanced and restyled in recent years to an exceptional standard. Beautifully presented throughout, the property offers a superb blend of character, comfort and contemporary living, with no expense spared in its improvement.

The accommodation is approached via an enclosed porch which opens into a welcoming reception hall, complete with staircase rising to the first floor and useful guest cloakroom. To the front of the property, a bright and elegant dining room enjoys a lovely bay window and feature marble fireplace, creating an ideal setting for both formal entertaining and everyday family living. Sliding doors lead through to the spacious lounge, where patio doors frame views of the rear garden and provide an abundance of natural light. The kitchen is well appointed with a range of matching units, extensive work surfaces and a breakfast bar, whilst also offering direct access to the veranda and beautifully landscaped gardens beyond. To the first floor, the landing provides access to the loft space and serves three well-proportioned bedrooms. The principal bedroom enjoys a pleasant outlook over the rear garden, while the second bedroom benefits from an extensive range of fitted wardrobes and storage. Completing the accommodation is a stylishly appointed shower room, fitted with a contemporary suite incorporating corner shower enclosure and vanity storage.

A particular highlight of the property is the former garage, which has been thoughtfully converted to create a versatile hobbies room. Benefitting from power, lighting and patio doors, this flexible space lends itself perfectly to a variety of uses including a home office, gym, studio, games room or additional reception area. Externally, the rear garden has been beautifully landscaped to create a delightful setting for outdoor enjoyment. A generous paved terrace overlooks a shaped lawn, surrounded by a colourful array of mature shrubs and trees that provide both interest and privacy throughout the seasons. Additional features include a greenhouse, timber summer house, enclosed boundaries and gated side access.

Windsor Avenue enjoys a particularly convenient position, within easy reach of Wolverhampton city centre and within walking distance of a wide range of local amenities, including shops, regular bus services and well-regarded schools in both sectors. The property is also situated less than two miles from the city centre and benefits from nearby access to a pedestrian walkway leading directly to Windsor Avenue Playing Fields and playground. A viewing is highly recommended to fully appreciate the quality, versatility and excellent location of this outstanding home.





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Porch: PVC double glazed double doors and tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed door with matching side windows, radiator, back boiler, coved ceiling, staircase to first floor and double glazed opaque window to side. **Guest Cloakroom:** Fitted with a low level WC and corner sink unit.

Dining Room/ Sitting Room: 10'11'' (3.34m) x 10'4'' (3.16m)
Marble fire place & hearth with electric coal effect fire, radiator, coved ceiling, double glazed bay window to front and internal double sliding doors lead to:

Lounge: 13'1'' (3.98m) x 10'4'' (3.16m)
Wall mounted electric modern fire, radiator, coved ceiling and double glazed patio doors to rear.

Kitchen: 12'3'' (3.74m) x 6'5'' (1.96m)
Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, worktops with breakfast bar & stainless steel 1.5 drainer sink unit, 4-ring ceramic hob with stainless steel extractor hood over, recess for under counter fridge, tiled walls, radiator, wood effect tiled flooring and double glazed windows to rear & side with matching PVC door leading to the external veranda.

First Floor Landing: Double glazed opaque window to side and loft hatch with pull down ladder.

Bedroom One: 12'2'' (3.71m) x 10'6'' (3.20m)
Radiator and double glazed window to rear.

Bedroom Two: 12'3'' (3.74m) x 10'7'' (3.23m)
Built in twin double wardrobes with overhead stores & drawers, radiator and double glazed window to front.

Bedroom Three: 8'1'' (2.47m) x 6'6'' (1.98m)
Double glazed window to front.

Shower Room: 7ft (2.14m) x 6'5'' (1.96m)
Fitted with a white suite comprising corner shower cabin with handheld spray & body jets, vanity unit with storage, recessed WC & spotlights, chrome heated towel rail, tiled walls with wall mounted mirror, tiled effect vinyl flooring and double glazed opaque window to side.

Garage: 16'7'' (5.05m) x 7'3'' (2.22m)
Converted into a hobbies room which could be used for a multitude of purposes and features side opening PVC double glazed double doors, power, lighting, double glazed patio doors to side and window to rear.

Rear Garden: The pleasant landscaped rear garden include a large paved terrace overlooking the formed lawn, a variety of shrubs & trees, green house & timber summer house, surrounding fencing & gated side entry.

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.







































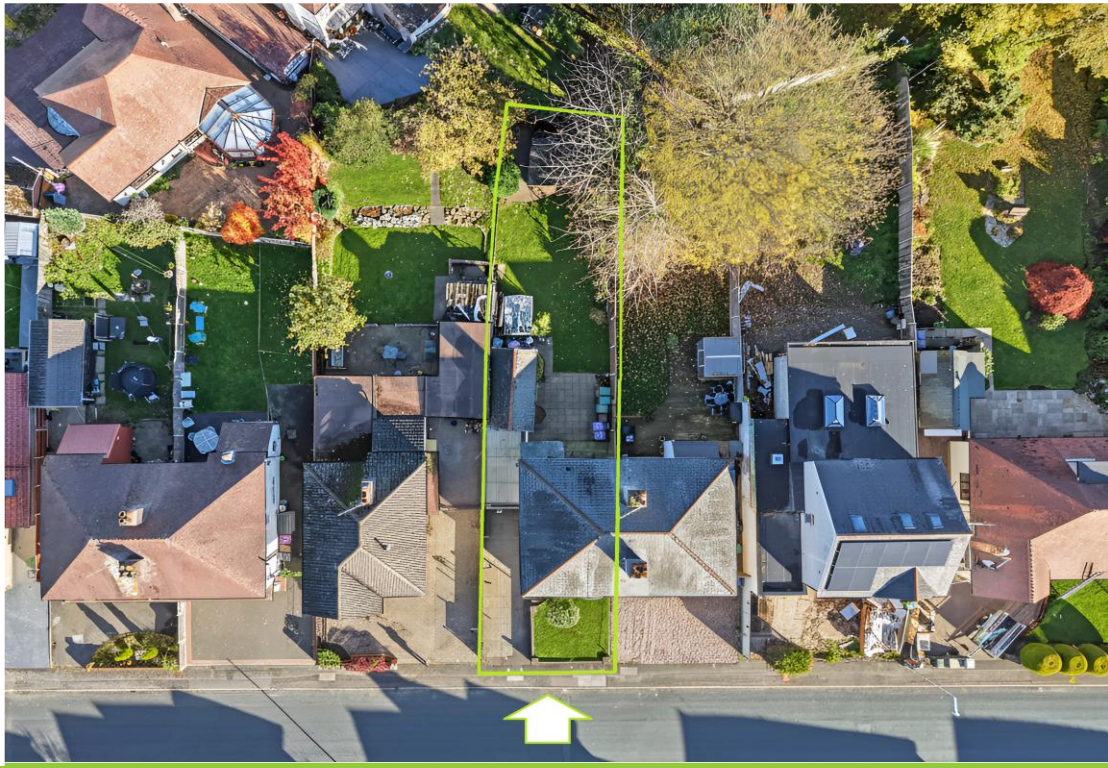

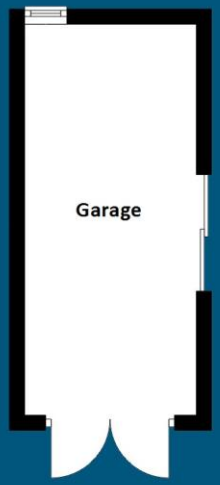

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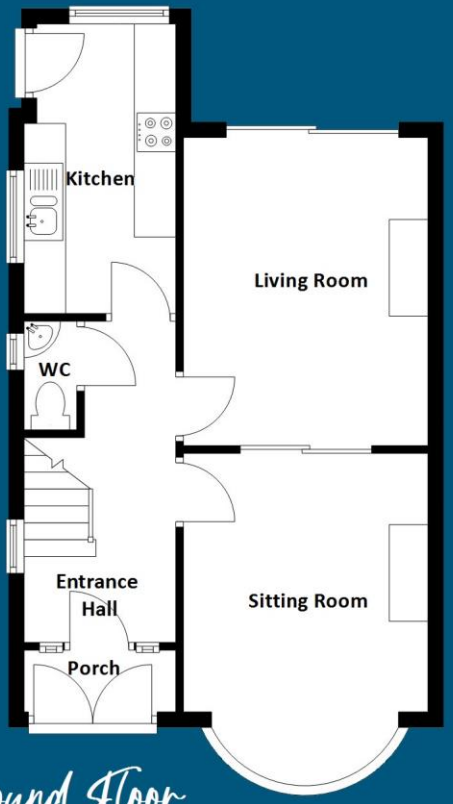
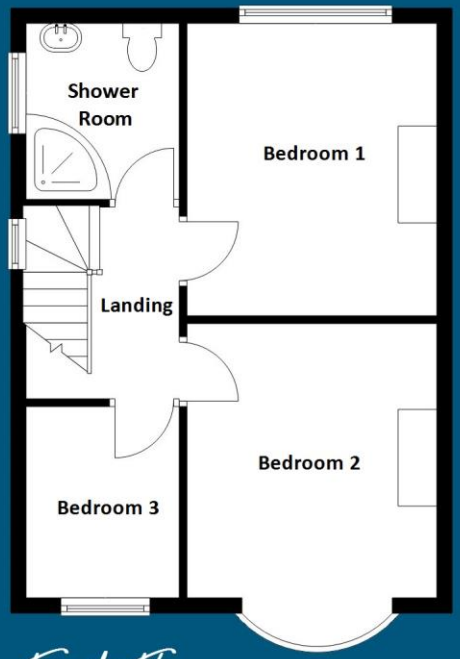
Total Floor Area: 999.7sq feet (92.9sq metres) Approx.

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.: 572.2sq feet (53.2sq metres)



First Floor

Approx.: 427.5sq feet (39.7sq 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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