



R
&L

19 The Fold

Penn | WV4 5QY | Offers In Excess Of £280,000

ROYSTON
& LUND

- WELL PRESENTED SEMI DETACHED FAMILY RESIDENCE
- THREE BEDROOMS
- BLOCK PAVED DRIVE FOR SEVERAL VEHICLES with GARAGE
- CONTEMPORARY OPEN PLAN LIVING SPACE
- CUL-DE-SAC
- EXCELLENT LOCATION
- STYLISH & MODERN INSIDE & OUT
- DOWNSTAIRS WC & UTILITY ROOM
- LANDSCAPED REAR GARDEN
- GREAT SCHOOLS & TRANSPORT LINKS





Nestled in the charming area of The Fold, Penn, Wolverhampton, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

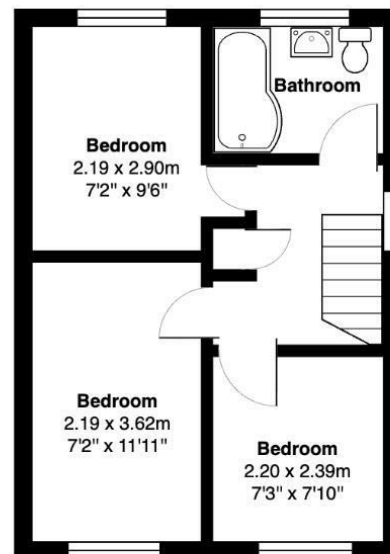
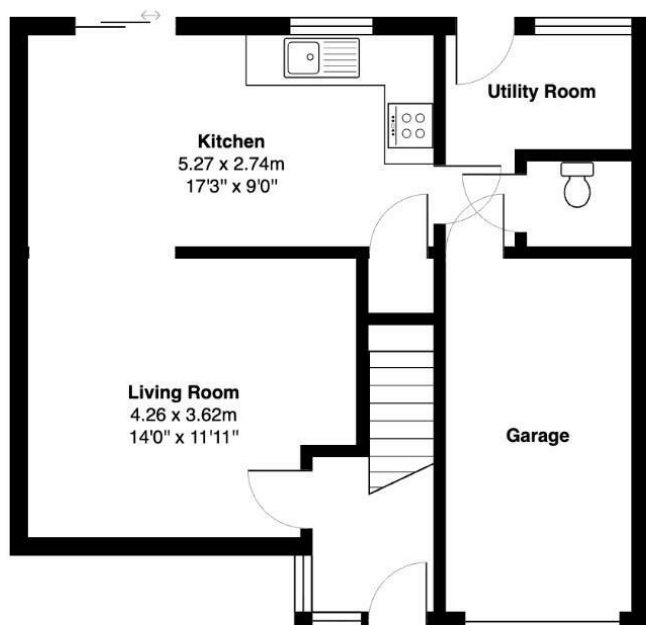
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen, which is well-equipped for all your culinary needs.

The property boasts a modern bathroom, designed with both style and functionality in mind. Each bedroom is filled with natural light, creating a bright and airy feel throughout the home. The semi-detached nature of the property offers added privacy while still being part of a friendly community.

Located in the desirable Penn area, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The excellent transport links ensure that commuting to Wolverhampton city centre and beyond is both straightforward and convenient.

This semi-detached house at The Fold presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its generous living space and inviting atmosphere, it is a property not to be missed.





Total Area: 85.5 m² ... 920 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**