



16 Saffron Gardens, Penn

**THOMAS HARVEY**  
ESTATE AGENTS



*A Well Designed Two Bedroom Detached Bungalow Located In A Prominent Corner Position In A Small Select Cul De Sac Of Penn & Placed Onto The Market For The First Time In Almost 50years!*

**16 Saffron Gardens, Penn, Wolverhampton, WV4 5SJ**

**Asking Price: 265,000**

**Tenure: Freehold**

**Council Tax: Band D – Wolverhampton**

**EPC Rating: D (67) No: 0380-2457-1510-2925-6471**

**Total Floor Area: 892.3sq feet (82.9sq metres) Approx.**

**No Upward Chain**

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

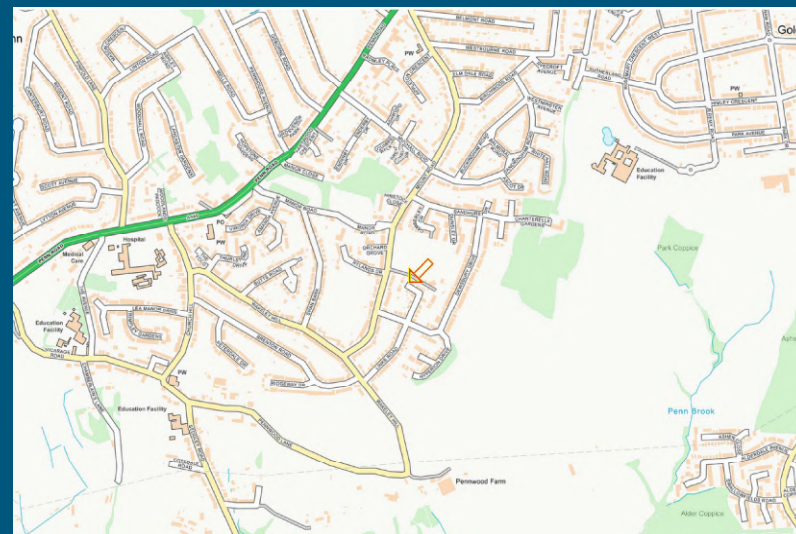
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

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

Occupying an elevated corner position in a small private cul-de-sac just off Links Road and enjoying a green & wooded backdrop together with being adjacent to Penn Cricket Club, this detached bungalow has been built to utilise the maximum space and provides a most practical layout.

A rare opportunity to acquire a bungalow in such a favoured location of Penn and placed onto the market for the first time in almost 50years, 16 Saffron Gardens has been very well maintained over the years to provide a charming interior, ideal for buyers requiring a home, ready to just move into. With a floor area of approx. 892.3sq feet, internal inspection is a must to appreciate the excellent opportunity this delightful bungalow has to offer. Having the benefit of gas central heating & double glazing, the accommodation includes a reception porch to entrance hall, white shower room, two double bedrooms at rear and at the front, a 20ft living room dining area. Adjacent to the living room is the kitchen, having been fitted with a matching suite of cream units, built in cooker and cupboard housing the gas fired boiler. At the front of the bungalow, is a driveway providing off road parking for several cars and leads to the detached tandem garage. At almost 40ft long, this space could be effortlessly converted to provide a further room at rear (home office, hobbies room, utility etc.) yet not restricting secure garage parking. As the bungalow sits in a generous plot of approx. 4,472sq feet, the surrounding grounds further compliment No 16 having a mature & fully stocked front garden and a private rear garden which has been landscaped to provide low maintenance. There is also exterior space at the side of the bungalow which lends itself to construct a large shed or even a conservatory etc. (subject to planning permission).

Although situated in a secluded & quiet position, Saffron Gardens is still convenient for a comprehensive range of local amenities including a variety of shops, bus routes and the area is served well for primary & secondary schools, including walking distance to the highly respected St Bartholomew Junior School. The property is also within easy access to the facilities at Sedgley, Wombourne & of course Wolverhampton City Centre. Offered with No Upward Chain and early interest highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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**Porch:** PVC double glazed door with matching full height side window and panelled walls with concealed meter cupboard. **Entrance Hall:** Internal opaque glazed front door with matching side window, radiator, loft hatch and built in airing cupboard.

**Shower Room: 6ft (1.82m) x 5'4" (1.63m)**

Fitted with a white suite comprising corner shower cubicle with shower spray, vanity unit with storage & shelving, low level WC, tiled walls & flooring, heated towel rail, extractor fan and double glazed opaque window to side.

**Bedroom One: 12'4" (3.77m) x 10ft (3.05m)**

Fitted with an extensive range of built in furniture including wardrobes, drawers & overhead stores, radiator, coved ceiling and double glazed picture window to rear.

**Bedroom Two: 9'2" (2.80m) x 7'9" (2.36m)**

Built in floor to ceiling wardrobe with overhead stores, radiator and double glazed window to rear.

**Living Room with Dining Area: 19'5" (5.91m) x 10ft (3.04m)**

Fireplace with electric coal effect fire, two radiators, wall light points, coved ceiling and double glazed bow window.

**Kitchen: 10ft (3.05m) x 7'8" (2.33m)**

Fitted with a matching suite of cream matt units comprising a range of base cupboards, drawers & suspended wall cupboards, white ceramic single drainer sink unit with chrome mixer tap, built in dishwasher, twin electric oven & 4-ring gas hob with stainless steel extractor hood over, recess for under counter fridge, plumbing for washing machine, radiator, tiled splashbacks, LVT flooring, double glazed window to front with matching side door and built in pantry/ cupboard housing wall mounted gas fired central heating boiler.

**Rear Garden:** Enjoying a south-facing aspect and maintaining the maximum privacy, the garden has been designed to offer low maintenance being mainly paved & gravelled with a full width paved patio, dwarf wall & steps to raised gravelled area, a variety of shrubs & trees, rear terrace, surrounding fencing with gated side access and a large paved area at side.

**Detached Garage: 37'5" (11.40m) x 8'5" (2.56m)**

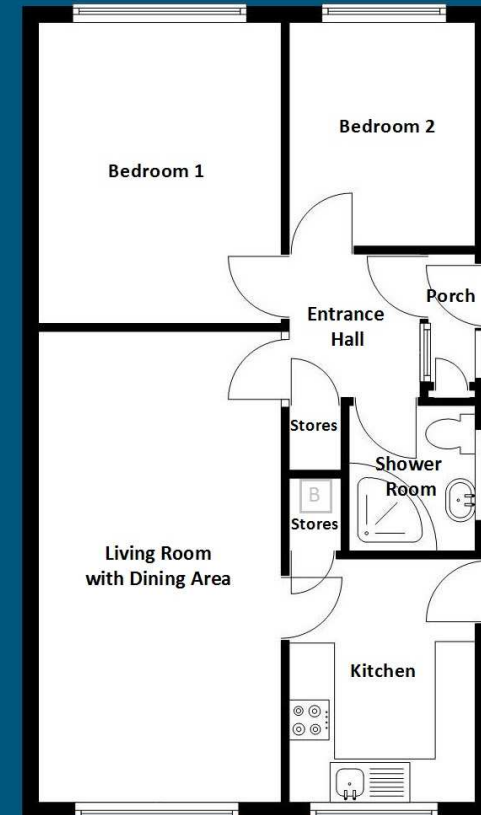
Remote controlled roller shutter door, power, lighting and double glazed window to side with matching door.

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.

## 16 Saffron Gardens, Penn

**Total Floor Area: 892.3sq feet  
(82.9sq 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



Detached  
Tandem Garage













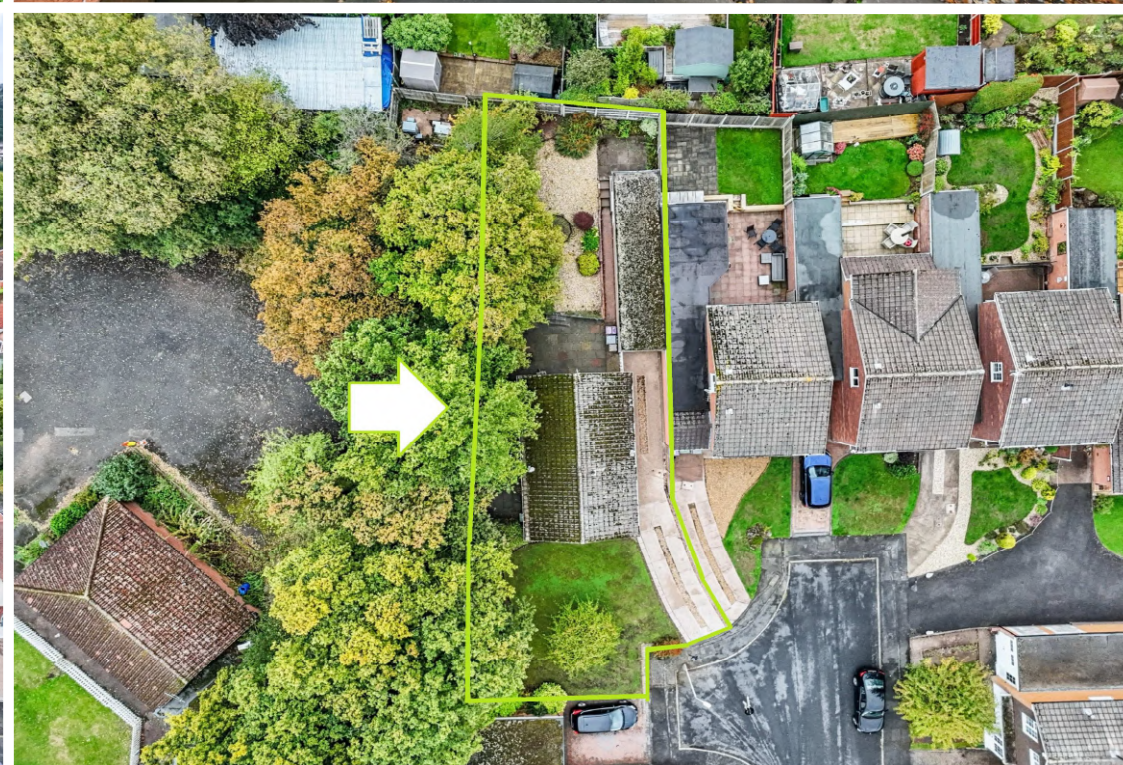
















**PROPERTY MISDESCRIPTION ACT 1991**

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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