



Pencroft,
Penn Common,
Wolverhampton,
WV4 5JZ

nick tart

Key Features

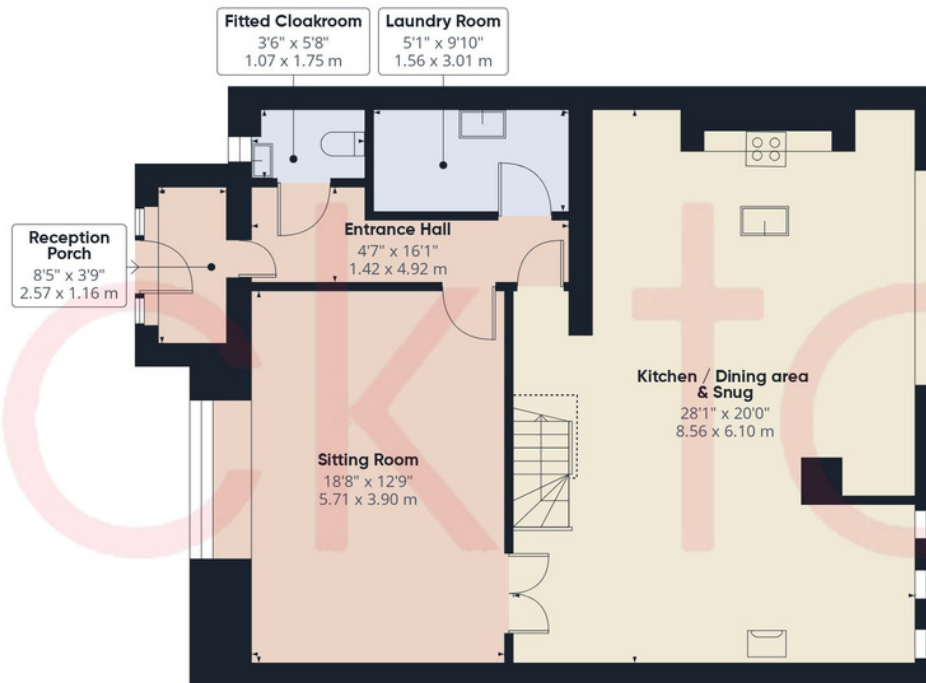
- Situated in a much sought after location
- Reception porch
- Entrance hall with fitted cloakroom
- Separate laundry
- Lovely sitting room overlooking Penn common
- Open plan dining kitchen and snug
- Choice of four double bedrooms with principal en suite
- Well-appointed family bathroom
- Private landscaped rear garden
- Off road parking

Contact Us

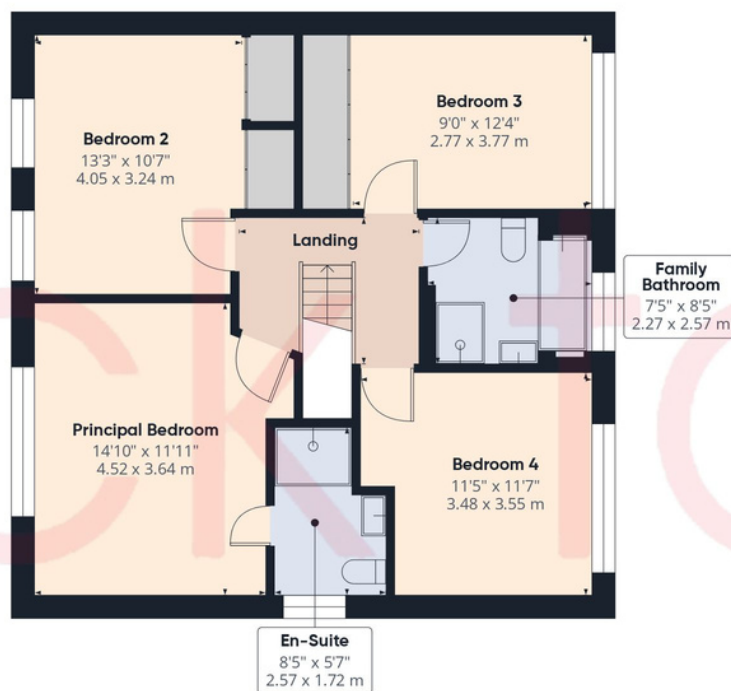
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1710 ft²

158.9 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 gas centrally heated and double glazed living accommodation in further detail comprises of...

Double glazed **reception porch** with ceramic flooring.

Entrance hall with ceramic flooring and...

Fitted cloakroom having vanity unit, low flush WC, heated chrome towel rail, radiator and part panelled walls.

Separate **laundry room** having stainless steel single drainer sink unit, a range of cupboards with matching worktop, plumbing for automatic washing machine, ceramic tiled floor, linen cupboard and concealed *Worcester* gas central heating boiler.

Directly off the entrance hall is a...

Lovely **sitting room** overlooking Penn Common, with a feature brick Inglenook style fireplace with cast iron wood burner and oak mantle.

Double doors lead into an impressive open plan dining, kitchen and snug area.

The **kitchen area** comprises of matching suite of units, a one and a half bowl enamel sink unit, range of cupboards with matching granite worktops, integrated dishwasher, fitted breakfast bar, range cooker and American fridge freezer recess, range of coved wall and display cabinets.

Large **dining area and snug** with feature cast iron log burner, feature wall and double glazed French doors lead into the rear garden.



Outside

The front of the property is approached via a private road, off the main Sedgley Road and leads to a **driveway** that allows for off road parking.

The **rear garden** has been cleverly landscaped with a full width limestone patio area, a log store and has steps leading to a shaped, landscaped lawn area that is surrounded by a variety of shrubs and trees with a further sun terrace, built in **barbecue area** and **log cabin** which could be used for a multitude of purposes.

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

An oak staircase rises directly from the kitchen area onto the first floor gallery **landing**.

Principal suite overlooking Penn Common and beyond, good size ensuite with double shower cubicle, vanity unit, low flush WC, ceramic tile flooring, fitted mirror with ambient lighting, heated towel rail and recessed spotlights.

Bedroom two also has a lovely open aspect over Penn common and beyond, with built in wardrobes, with **bedroom three and four** overlooking the rear garden.

Luxury appointed **family bathroom** having panelled bath, separate shower cubicle, low flush WC, vanity unit, heated chrome towel rail and radiator.



EPC: TDB

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (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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