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&L

29 Rylands Drive

Penn | WV4 5SQ | Offers In The Region Of £290,000

ROYSTON  
& LUND

- NO CHAIN
- THROUGH LOUNGE & DINER
- DRIVEWAY & GARAGE
- POTENTIAL TO EXTEND (STP)
- EXCELLENT LOCATION
- THREE BED LINK DETACHED
- KITCHEN
- FRONT & REAR GARDENS
- CUL-DE-SAC
- INTERNAL INSPECTIONS HIGHLY ADVISED!





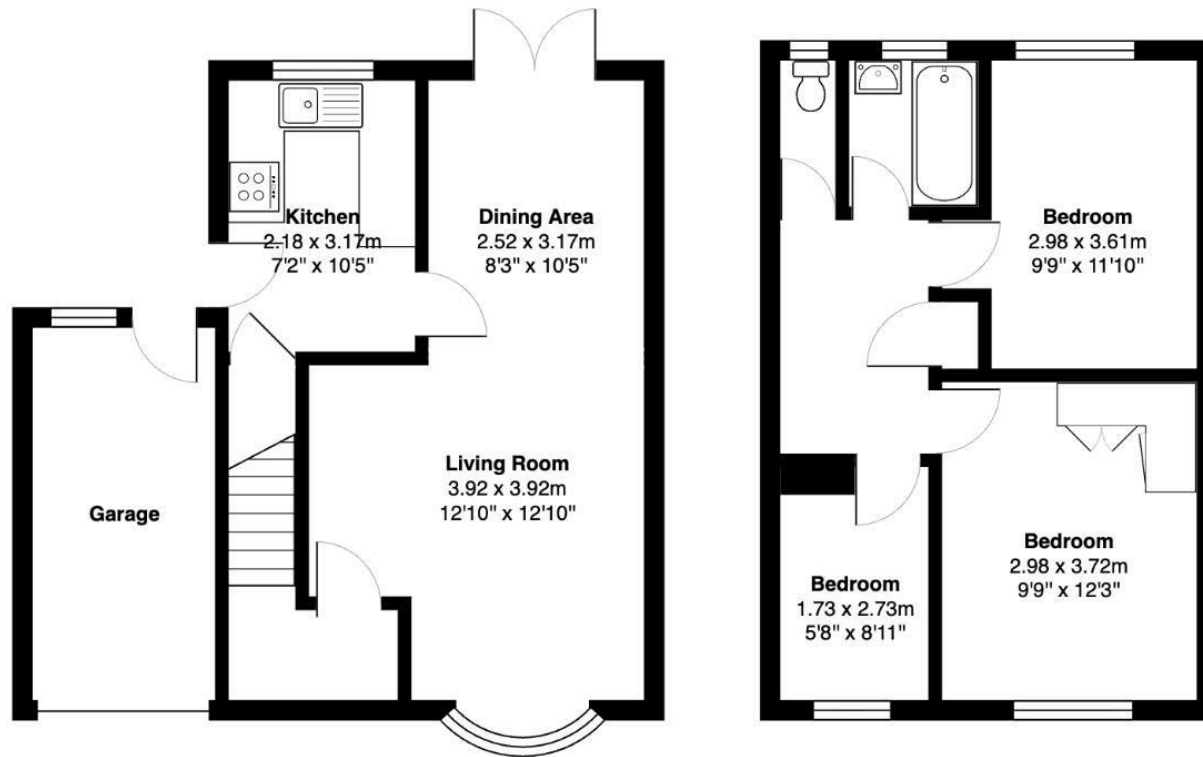
Nestled in a peaceful cul-de-sac on Rylands Drive, Wolverhampton, this charming link detached house offers a wonderful opportunity for families and first-time buyers alike. Built between 1970 and 1979, the property boasts a classic design that has stood the test of time, providing a warm and inviting atmosphere.

Inside, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet family evenings. The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. A conveniently located bathroom completes the interior, ensuring that all essential amenities are within easy reach.

One of the standout features of this home is its excellent location. It is situated close to a variety of schools and local amenities, making it an ideal choice for families seeking convenience and accessibility. The potential to extend the property offers exciting possibilities for those looking to personalise their living space and increase its value.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are looking to settle down in a friendly neighbourhood or invest in a promising property, this link detached house on Rylands Drive is a fantastic option. Don't miss the chance to view this delightful home and explore the potential it has to offer.





Total Area: 82.2 m<sup>2</sup> ... 885 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**