



42 Chanterelle Gardens, Penn

A Most Impressive Two Bedroom Two Bathroom Ground Floor Luxury Apartment in A Magnificent Development Of Individually Designed Apartments. In A Most Delightful Setting In Penn!

42 Chanterelle Gardens, Penn, Wolverhampton, WV4 5PT

Asking Price: £175,000

Occupying an exclusive and discreet cul-de-sac just off Sandhurst Drive, one of Penn's most desirable residential addresses, this beautifully appointed ground-floor apartment forms part of a distinctive, modern development of individually designed luxury apartments.

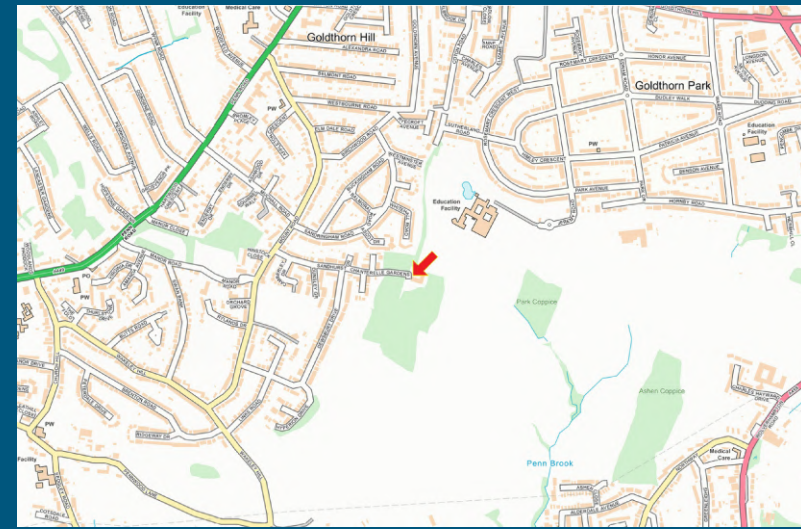
Constructed in 2003 with exceptional attention to detail, Chanterelle Gardens is surrounded by mature woodland, scenic nature walks and the rolling landscape of Colton Hills (West). The development remains one of the finest examples of its type, offering first-class design, high-quality finishes and a wonderfully peaceful setting.

No. 42 enjoys its own private ground-floor entrance and a generous footprint of approximately 851 sq. ft., thoughtfully arranged to maximise light, comfort and everyday practicality. The interior is presented to an excellent standard, featuring neutral décor, quality carpets & flooring, stylish bathrooms and a superb open-plan living and dining space with an adjoining fitted kitchen. The kitchen itself offers an extensive range of matching units and integrated appliances, creating an ideal environment for both entertaining and relaxed day-to-day living.

The accommodation fully includes an inviting entrance hall with two built-in storage cupboards, an impressive 18ft living room with adjacent kitchen, two well-proportioned double bedrooms with fitted wardrobes, a smart family bathroom and a private ensuite shower room to the principal bedroom. The apartment also benefits from allocated undercover parking, positioned within the secure residents' car park at the centre of the development. Beautifully landscaped communal gardens further enhance the appeal of Chanterelle Gardens, providing a charming and tranquil outdoor environment for residents to enjoy.

Despite its secluded position, the development remains highly convenient for a wide range of local amenities including shops, bus routes and both primary and secondary schooling — with the highly regarded St Bartholomew's Junior School close by.

Ideal for those seeking single-level living within a luxury development, and offered to the market with No Upward Chain, No. 42 represents an excellent opportunity for First Time Buyers, downsizers or Buy-to-Let investors looking for a premium, low-maintenance home in a prestigious Penn location.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Entrance Hall: Exterior hardwood front door with opaque glazed insert, radiator, laminate flooring, built in cloaks cupboard and a further airing cupboard with shelving & radiator.

Open Plan Living Room: 17'7" (5.35m) x 14'2" (4.32m)

Two radiators and two double glazed windows to front & side. An open entry leads to: **Kitchen: 11'6" (3.50m) x 9'10" (3.01m)** Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards with under lighting, laminate worktops with stainless steel 1.5 drainer sink unit with mixer tap, wall mounted gas fired central heating boiler, built in appliances include fridge, freezer, dishwasher, electric oven with combination grill/ oven over and 4-ring gas hob with extractor hood, tiled flooring and double glazed window to side.

Bedroom Two: 16'7" (5.05m) x 8'5" (2.58m)

Built in double wardrobe, radiator and double glazed window to front.

Bedroom One: 16'7" (5.05m) x 11'1" (3.38m)

Built in double wardrobe, radiator and double glazed window to side. **Ensuite: 6'4" (1.95m max) x 5'9" (1.81m max)** Fitted with a white suite comprising corner shower with chrome shower spray, low level WC, pedestal wash hand basin, radiator, vinyl flooring and extractor fan.

Bathroom: 7'1" (2.18m) x 5'5" (1.69m)

Fitted with a white suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls, vinyl flooring and extractor fan.

Tenure: Leasehold

Leasehold Details: 155years from 1st February 2005

Ground Rent: £190.74 per annum

Service Charge: £1,212.75 per half annum

Council Tax: Band C – Wolverhampton

EPC Rating: C (78) No: 8260-6123-6140-0527-8292

Total Floor Area: 851sq feet (79.1sq metres) Approx.

No Upward Chain

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

Broadband – Ofcom checker shows Standard & Superfast are available

Mobile: Ofcom checker shows one of four main providers having variable coverage indoor and all four have good outdoor coverage.

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.









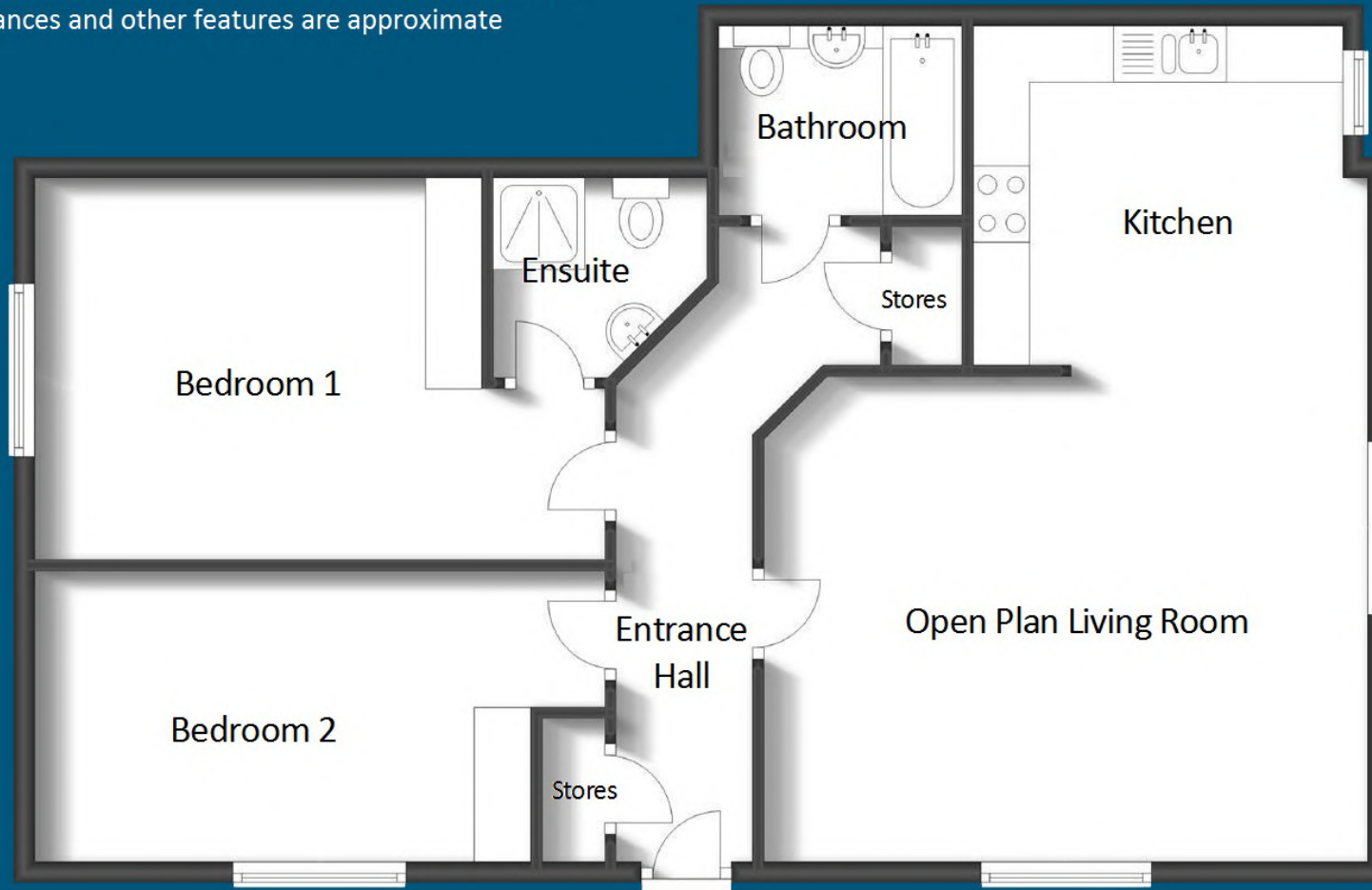




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Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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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